



The State University of New York

SUNY START-UP NY
Campus Plan for Designation of Tax-Free Area(s) Memorandum (CPM)

To: SUNY Chancellor

From: John Kowal, President

Re: Clinton Community College Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan")

Date: March 30, 2023

For campus Office of the President:

The arrangement documented in the attached Campus Plan is aligned to the academic mission of Clinton Community College and in accordance with all SUNY policies, procedures, and guidelines.

[Handwritten signature of John Kowal]

Signature of campus President

John Kowal

Print Name

-----FOR SUNY SYSTEM ADMINISTRATION USE ONLY-----

For SUNY's START-UP NY Proposal Review Team Co-Chair: It is recommended by the SUNY START-UP NY Proposal Review Team that SUNY [approve/reject] the attached Campus Plan:

[Handwritten signature of Karen Bee-Donohue]

Proposal Review Team Co-Chair

6/28/23

Date

Karen Bee-Donohue

Print Name

For SUNY Office of the Chancellor:

The attached Campus Plan is hereby [approved/rejected] for campus submission to the NYS Commissioner of Economic Development.

[Handwritten signature of Beth Berlin]

Signature of the Chancellor or designee

Date: 6/30/2023

Beth Berlin

Print Name



The State University
of New York

To: Hope Knight, President & CEO, Commissioner, Empire State Development, NYS Department of Economic Development
From: President John J. Kowal of Clinton Community College
Re: Clinton Community College's Campus Plan for Designation of Tax-Free Area(s)
Date: March 30, 2023

I, President John J. Kowal of Clinton Community College hereby certify the following:

- a.) we have provided a copy of the enclosed Campus Plan for Designation of Tax-Free NY Area, to the municipality or municipalities in which the proposed Tax-Free NY Area is located, local economic development entities, the applicable faculty senate, union representatives, and student government at least 30 days prior to submitting the plan to you and attached evidence of submission herewith; and
- b.) we comply with Public Officers Law Section 74; State University of New York's Policy on Conflict of Interest and; and attached copies of the polices and/or guidelines herewith; and
- c.) we comply with the Commissioner's rules and guidelines on anticompetitive behavior (NY EDL, art. 21, sect. 440); and
- d.) we are aware of the non-governmental use limitations associated with state issued tax exempt bonds and if our proposed Tax-Free NY Area was financed with tax exempt bonds, we will: 1.) make potential businesses aware of these limitations when marketing property; and 2.) take appropriate steps to ensure that non-governmental use of property funded with tax-exempt bonds will not jeopardize the tax exempt status of state issued bonds; and
- e.) we consulted with the municipality or municipalities in which such land or space is located prior to including such space or land in the proposed Tax-Free NY Area and we have given preference to underutilized properties; and
- f.) we have not relocated or eliminated any academic programs, any administrative programs, offices, housing facilities, dining facilities, athletic facilities, parking, or any other facility, space or program that actively serves students, faculty or staff in order to created vacant land or space to be designated as a Tax-Free NY Area; and
- g.) the information contained in the enclosed application is accurate and complete.


PRESIDENT'S SIGNATURE

3-30-2023
DATE



START-UP NY CAMPUS PLAN FOR DESIGNATION OF TAX-FREE AREA(S)

Campus Name: Clinton Community College
Campus Contact Name: John Kowal/Tammy Villanueva
Campus Contact Title: President/Assistant to the President
Campus Contact E-mail: john.kowal@clinton.edu; tammy.villanueva@clinton.edu
Campus Contact Phone: 518-562-4100

THE TAX-FREE NY AREA PLAN SHALL BE DEVELOPED BY THE CAMPUS TEAM AND PROVIDE THE FOLLOWING REQUIRED INFORMATION:

1) Specification or identification of space or land proposed for designation as a Tax-Free NY Area identifying the following:

i. Provide the name and address of the SUNY, CUNY or community college seeking approval as a Sponsor, the address of the space or land proposed for designation as a Tax-Free NY Area, and a written description of the physical characteristics of the area for designation.

Name: Clinton Community College
Campus Address: 136 Clinton Point Drive, Plattsburgh, NY 12901
Address(es) of Proposed Tax-Free NY Area(s): Two vacant buildings (buildings 3 and 9) on the college campus at Clinton Point Drive. Twenty-thousand (20,000) square feet of industrial building at 1523 Military Turnpike, Plattsburgh, NY 12901
Description of Physical Characteristics of Proposed Tax-Free NY Area(s): On-campus properties: <ul style="list-style-type: none"> • Building 3 is the former childcare center (aka McKinley) <ul style="list-style-type: none"> ○ Building 3 is a two-story facility comprising 6,344 square feet and is vacant • Building 9 is the former home of continuing education offices (aka Pines) <ul style="list-style-type: none"> ○ Building 9 is a two-story facility comprising 3,690 square feet and is vacant Off-campus properties: <ul style="list-style-type: none"> • Twenty-thousand (20,000) square feet of the industrial building at 1523 Military Turnpike, Plattsburgh, NY 12901 is included within the campus Start-Up NY zone. We officially request a waiver of the 1-mile rule from the Commissioner of Economic Development via this plan and application.

ii. Complete the Excel spreadsheet template provided with this document, noting the instructions on page 2. Include the official SUNY Physical Space Inventory (PSI) building number and a clear description of the spaces in the building or floor (when the entire floor is under consideration), or floor/wing (with outer rooms defining the space specifically

listed). Include only properties sought to be designated now and exclude potential sites that may be considered in the future (see 2a below). Attach the completed spreadsheet to this plan.

- iii. Provide also a representation of each proposed site drawn in AutoCAD on a scaled campus map with boundaries drawn clearly. Two versions should be created; one including an imbedded layer from Google Earth or other aerial photograph of the property. The second version should exclude the photographic imagery. Each parcel under consideration must have a unique alpha numeric identifier, clearly labeled on each plan which ties to identifiers in the Excel spreadsheet. If digital files containing Polygon shapefile that delineates area for designation are available, provide these as well. Attach these materials to this plan.
- iv. Provide a campus map with each proposed building shaded. Label each building with the official building number as listed in the SUNY Physical Space Inventory (PSI) along with the building name. For each building shaded and labeled, include floor plans of all areas under consideration with the specific spaces clearly shaded and labeled with official PSI room numbers. If digital files containing Point shapefiles that provide locations of area for designation are available, provide these as well. Attach these materials to this plan.

- 2) The total square footage of the space and/or acreage of land proposed for designation as a Tax-Free NY Area is:

30,034 sf

- 2a) If applicable: You may include here a description of any potential space or acreage of land that you may seek to designate as a Tax-Free NY Area under the START-UP NY Program in the future. This may include campus property that may become vacant, or other properties in your community that are not currently part of your campus but may be desirable for a company partner and with which you may consider an affiliation if an appropriate partner is identified. Do not include these properties in the Excel spreadsheet.

The College's 2011 Facilities Master Plan Tune Up outlines several pre-existing planned changes that would affect the College's main campus and the residential campus. The College's main campus consists of 13 parcels totaling 99.1 acres on and around Clinton Point Drive in the Town of Plattsburgh. The majority of the land area is included within the 83.4-acre main campus parcel. This includes 12 existing structures for a total of 256,268 square feet of built space. Currently these structures are being fully utilized; however future building plans could permit space on campus for Start Up NY businesses. Twelve additional small parcels of undeveloped land are adjacent to the campus to the north and west.

- 2b) If applicable: The total square footage of the space or acreage of land that you may propose to designate as a Tax-Free Area as identified in 2a, if known.

20,000 sq. ft building with 18,000 sq. ft for manufacturing and 2,000 sq. ft. for office space which is not included within tax free area already.
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- 3) Provide a description of the type of business or businesses that may locate in the area identified in #1.

“The College will facilitate location or expansion of businesses that employ two-year degree technicians. This may include: advanced manufacturing, industrial technology, computer technology, transportation manufacturing, renewable energies or environmental technologies, biotechnology, pharmaceutical and medical device manufacturing and aerospace industries, as well as their related support industries. The College is also working closely with SUNY Plattsburgh which provides complementary four-year academic programs.” Partnership with businesses in the region will use the partnership with the college to enhance their business as well as provide training, support and jobs for Clinton’s students

- 4) Provide a description of the campus academic mission, and explain how the businesses identified in #3 will align or further the academic mission of the university or college.

The mission of Clinton Community College is “to provide educational opportunities that enrich minds, strengthen the economy and improve the quality of life in our region”. The development of businesses in the areas listed above are directly in alignment with the strong technical and career (degree, certificate and non-credit programs) in existence at the College. The College faculty has subject experts in each of these areas and students who would benefit from cooperative learning experiences.

Clinton Community College continues to grow its service of providing a trained and ready regional workforce. The college has built a new 30,000 square foot facility which houses the Institute for Advanced Manufacturing. Several new academic programs and expanded non-credit business and industry training have been developed. Business growth in these areas will serve the College community by providing students with first-rate educational, internship and cooperative learning experiences, as well as opportunities for gainful employment upon program or training completion.

Partnerships with local businesses will include students who have taken Clinton Community College’s Mechanical Technology program, Environmental Science and Environmental Technology programs as well as Industrial/Commercial Electrician A.O.S. program. Students from these programs will align with manufacturing needs of the region.

- 5) Provide a description of how participation by these types of businesses in the START-UP NY Program will generate positive community and economic benefits, including but not limited to:

- Increased employment opportunities;
- Increased opportunities for internships, vocational training and experiential learning for undergraduate and graduate study;
- Diversification of the local economy;
- Environmental sustainability;
- Increased entrepreneurship opportunities;
- Positive, non-competitive and/or synergistic links to existing businesses;

- Effect on the local economy; and
- Opportunities as a magnet for economic and social growth.

As part of its 2011 Facilities Master Plan, Clinton Community College planned to develop on-campus residence halls. At the time of their development, the College would be interested in marketing its resident college campus on the former Plattsburgh Air Force Base to provide business opportunities for industries as outlined above. The 2016 relocation of non-credit/workforce offerings and the closure of the college childcare center provided two vacant buildings to support regional economic and business development.

The College's effort is being collaborated in close partnership with SUNY Plattsburgh, the state operated college within several miles of the Clinton Community College campus. Clinton Community College has strong career and technical academic programs and non-credit business and industry training programs. SUNY Plattsburgh offers complementary four-year degree academic programs and expertise. Both institutions are committed to reviewing business opportunities and objectively determining the best fit for each company and the community.

The areas targeted for business development through Start Up NY provide improved employment opportunities for regional residents in sectors associated with livable wages. Low skill and low wage jobs are highly prevalent in the rural North Country where the "working poor" comprise a great portion of the population. The College plays a leading role in improving skill levels and wage-earning ability for residents through workforce training and degree and certificate programs. These programs are directly tied to industry needs and extremely cost-effective. Educational activities would be at the Associate's Degree level or lower, providing technical education to serve industry and student skill-building, within a short timeframe.

The new businesses that would be supported through this program have strong ties to the College and its students, providing cooperative education and internship opportunities. The College would also work with businesses to provide "contract training"; the College already employs faculty members who are expert in each of these areas.

Clinton Community College collaborates closely with the successful North Country Regional Economic Development Council. Clinton County exhibits several industrial clusters. These include the aerospace industry, medical device manufacturing, plastic technologies, and transportation equipment manufacturing and assembly. There are few private-sector industries which provide diverse, extensive employment opportunities, however, and the County's largest employers are public sector and non-profit institutions. Growth of private sector industry would continue to diversify the economy and provide greater opportunities within this region where poverty levels are higher, and median income levels are lower, than found statewide. The regional economy would gain momentum from growing clusters as businesses in these areas of identified economic strengths and associated employment expanded. Through the Economic Development Council, and Clarkson University, five incubator start-up sites will be created region-wide, to support private sector R&D of commercially-viable ideas. This also fits into Start-Up NY program.

The areas targeted for business development are tied to environmental sustainability. Clinton Community College has several for-credit (degree and certificate) programs in the areas of

Environmental Technology, Wind Energy and Renewable Energies. Faculty member experts in these areas provide students with a high-quality education in growing green technologies. Faculty members are available to expand industry development and partnerships in their disciplines. The Clinton Community College campus, set atop a bluff overlooking Lake Champlain and the Green Mountains of Vermont to the east and the Adirondack Mountains of New York to the west, provides an unparalleled location to showcase environmentally sustainable technologies which may preserve New York State's natural resources.

The College's link to increased entrepreneurial opportunities and non-competitive, synergistic links to existing businesses are inherent in its mission and program model. The College is closely tied to existing industry through both degree programs and non-credit offerings. The majority of students enrolled are in career and technical degree programs, which each have an advisory board comprised of representatives from across all industries and areas of the community. These advisory bodies ensure academic rigor and relevance to the business community. Clinton Community College is also an active partner with regional economic developers and the regional Chamber of Commerce to ensure that business and community needs are best met through all operations. As previously discussed, this application is made in close collaboration with SUNY Plattsburgh, the area's four-year degree granting institution.

As a community college in a rural area with high poverty and low incomes, the institution functions as an important part of improving the regional economic and social conditions. Business development through Start Up NY provides another avenue by which Clinton Community College may assist growth in these areas. The economic and social improvements that will occur through these endeavors are closely tied to the College's mission. A high proportion of economically disadvantaged and non-English proficient students are enrolled at Clinton Community College. Improving the employment and wage-earning opportunities of these many students is a key goal of College operations. Clinton Community College is poised to continue to help grow the regional economy and wealth of its citizens through the Start Up NY Program.

- 6) Provide a description of the process the Sponsor (campus) will follow to select participating businesses. The description should identify the membership of any group or committee that may make recommendations, the final decision-maker, and the criteria that will be used to make decisions. This group or committee must include representation from faculty governance. The criteria may include some or all of the following:

A. Academic and Research Alignment

1. Is the business in an industry aligned with current and/or developing University research, scholarly, and creative activity?
2. Does the business provide experiential learning and workforce opportunities (e.g., internships, fellowships, full-time jobs) for students and graduates?
3. Does the business provide areas for partnership and advancement for faculty and students?
4. Will the business provide access to research instrumentation, tools, and/or equipment necessary to advance the academic and research mission?
5. Will the business fund scholarships, campus facilities or other academic services or amenities?
6. Will the business and/or its employees contribute to instruction or provide student mentoring?

7. Does the business offer the use of company resources, intellectual property or expertise to support the academic mission?

B. Economic Benefit

1. How many net new jobs will be created?
2. Is the business viable in both the short- and long-term?
3. Will the business attract private financial investment?
4. Does the business plan to make capital investments (e.g., renovation, new construction)?
5. Are the new jobs in critical areas of the economy?
6. How will the University financially benefit from the terms of the lease?

C. Community Benefits

1. Does the business have the support of one or more municipal or community entities?
2. Is the business recruiting employees from the local workforce?
3. Does the business invest in underserved, economically distressed regions?
4. Will the business rely on suppliers within the local and regional economy?

Start Up-NY prospective businesses may either contact Clinton Community College's program coordinator directly, or begin discussions with the regional Empire State Development (ESD) office. The College, in consultation with ESD, provides an initial assessment of the fit of the business with the Start-Up NY program and College mission. If the program coordinator, College President and ESD representative provide a positive initial review, the business is encouraged to submit a Start-Up NY application.

The College has established a Start Up-NY Business Review Advisory Committee including the College Faculty Council Chairperson (or their designee, the College President, the Vice President for Academic Affairs, the College Start-Up NY Program Coordinator and representatives from business, industry and economic development organizations, including The Development Corporation, Clinton County IDA, Plattsburgh North Country Chamber of Commerce, and CITEC to review applications. This group will review projects and provide advice regarding business alignment with academic mission and institutional fit. This will include specific discussion and investigation to the 1) academic alignment, 2) economic, and 3) community benefits of a proposed project.

This will include a specific inquiry as to whether the project is well-aligned with the College's academic programs and the potential partnership for students in the appropriate program. The Committee will assure that at least one of the following academic opportunities is provided by the business at hand: 1) experiential learning or workforce opportunities, 2) Scholarships or funding of other services or amenities that further the program, 3) instruction or student mentoring, or 4) another type of partnership that furthers the academic mission such as use of company resources, expertise or equipment. The advisory group will also consider the financial benefits to the College from the terms of the partnership.

Conditions to be considered in the economic benefits are the creation of jobs, soundness of the business plan in the long-term, and the fit/need of jobs in the business area proposed. The Committee will also consider the community benefits including support of the local

municipality, workforce supply and demand in the area of proposed business operations. A check-list of these items is outlined for project review consideration by the Start-Up NY Business Review Advisory Committee.

The Committee, made up of local business leaders who are members of the IAM Advisory Board, college administrators, faculty members and students, makes a recommendation for approval or denial of the application to the College President. Also included in the stakeholders' group are local towns, city and county members/officials to review the proposal process. Members of each of these areas would not be at risk of any harm/repercussions if they were to object to the application. The College President makes a final determination. Once a project is approved and application signed by the President, it will be forward to the State.

PUBLIC OFFICERS LAW

§ 74. Code of ethics.

1. **Definition.** As used in this section: The term "**state agency**" shall mean any state department, or division, board, commission, or bureau of any state department or any public benefit corporation or public authority at least one of whose members is appointed by the governor or corporations closely affiliated with specific state agencies as defined by paragraph (d) of subdivision five of section fifty-three-a of the finance law or their successors.

The term "**legislative employee**" shall mean any officer or employee of the legislature but it shall not include members of the legislature.

2. **Rule with respect to conflicts of interest.** No officer or employee of a state agency, member of the legislature or legislative employee should have any interest, financial or otherwise, direct or indirect, or engage in any business or transaction or professional activity or incur any obligation of any nature, which is in substantial conflict with the proper discharge of his duties in the public interest.

3. Standards.

- a. No officer or employee of a state agency, member of the legislature or legislative employee should accept other employment which will impair his independence of judgment in the exercise of his official duties.
- b. No officer or employee of a state agency, member of the legislature or legislative employee should accept employment or engage in any business or professional activity which will require him to disclose confidential information which he by reason of his official position or authority.
- c. No officer or employee of a state agency, member of the legislature or legislative employee should disclose confidential information acquired by him in the course of his official duties nor use such information to further his personal interests.
- d. No officer or employee of a state agency, member of the legislature or legislative employee should use or attempt to use his or her official position to secure unwarranted privileges or exemptions for himself or herself or others, including but not limited to, the misappropriation to himself, herself or to others of the property, services or other resources of the state for private business or other compensated non-governmental purposes.
- e. No officer or employee of a state agency, member of the legislature or legislative employee should engage in any transaction as representative or agent of the state with any business entity in which he has a direct or indirect financial interest that might reasonably tend to conflict with the proper discharge of his official duties.
- f. An officer or employee of a state agency, member of the legislature or legislative employee should not by his conduct give reasonable basis for the impression that any person can improperly influence him or unduly enjoy his favor in the performance of his official duties, or that he is affected by the kinship, rank, position or influence of any party or person.

- g. An officer or employee of a state agency should abstain from making personal investments in enterprises which he has reason to believe may be directly involved in decisions to be made by him or which will otherwise create substantial conflict between his duty in the public interest and his private interest.
- h. An officer or employee of a state agency, member of the legislature or legislative employee should endeavor to pursue a course of conduct which will not raise suspicion among the public that he is likely to be engaged in acts that are in violation of his trust.
- i. No officer or employee of a state agency employed on a full-time basis nor any firm or association of which such an officer or employee is a member nor corporation a substantial portion of the stock of which is owned or controlled directly or indirectly by such officer or employee, should sell goods or services of any person, firm, corporation or association which is licensed or whose rates are fixed by the state agency in which such officer or employee serves or is employed.

4. Violations. In addition to any penalty contained in any other provision of law any such officer, member or employee who shall knowingly and intentionally violate any of the provisions of this section may be fined, suspended or removed from office or employment in the manner provided by law. Any such individual who knowingly and intentionally violates the provisions of paragraph b, c, d or i of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed ten thousand dollars and the value of any gift, compensation or benefit received as a result of such violation. Any such individual who knowingly and intentionally violates the provisions of paragraph a, e or g of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed the value of any gift, compensation or benefit received as a result of such violation.

 <p>Category: HR / Labor Relations Legal and Compliance</p> <p>Responsible Office: University Counsel</p>	<p>Policy Title: Conflict of Interest Document Number: 6001</p> <p>Effective Date: October 01, 1995</p> <p>This policy item applies to: State-Operated Campuses</p>
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Summary

Faculty and staff of the State University of New York (University) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests and are required to avoid conflicts of interest. Where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by University policy. This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

Policy

Faculty and staff of the State University of New York (University) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests. In keeping with this obligation, they are also required to avoid conflicts of interest.

In instances where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by this University policy. It is the responsibility of campus officials charged with implementing this policy to identify potential or actual conflicts of interest and take appropriate steps to manage, reduce, or eliminate them.

This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

1. University faculty and staff may not engage in other employment which interferes with the performance of their professional obligation.
2. University faculty and staff are expected to comply with the New York State Public Officers Law provisions on conflict of interest and ethical conduct.
3. University faculty and staff, to the extent required by law or regulation, shall disclose at minimum whether they (and their spouses and dependent children) have employment or financial interests or hold significant offices, in external organizations that may affect, or appear to affect, the discharge of professional obligations to the University.
4. University campuses shall ensure that all faculty and staff subject to pertinent laws and regulations disclose financial interests in accordance with procedures to be established by the Chancellor or designee. Campuses shall retain the reported information as required, identify actual or apparent conflicts of interest and seek resolution of such conflicts.
5. Each campus president shall submit to the chancellor's designee the name and title of the person or persons designated as financial disclosure designee(s) and shall further notify the chancellor's designee when a change in that assignment occurs. The chancellor's designee shall also be notified of any reports regarding conflict of interest that are forwarded to state or federal agencies.

Definitions

Conflict of interest — any interest, financial or otherwise, direct or indirect; participation in any business, transaction or professional activity; or incurring of any obligation of any nature, which is or appears to be in substantial conflict with the proper discharge of an employee's duties in the public interest. A conflict of interest is also any financial interest that will, or may be reasonably expected to, bias the design, conduct or reporting of sponsored research.

Other Related Information

[Outside Activities of University Policy Makers](#)

[Ethics in State Government - A Guide for New York State Employees](#)

[National Science Foundation, Grant Policy Manual](#)

Procedures

There are no procedures relevant to this policy.

Forms

There are no forms relevant to this policy.

Authority

[42 CFR 50, Subpart F](#)

The following link to FindLaw's [New York State Laws](#) is provided for users' convenience; it is not the official site for the State of New York laws.

[NYS Public Officers Law, Section 73-a, and 73 and 74](#)

In case of questions, readers are advised to refer to the New York State Legislature site for the menu of [New York State Consolidated](#).

[Board of Trustees Policies - Appointment of Employees \(8 NYCRR Part 335\)](#)

State University of New York Board of Trustees Resolution adopted June 27, 1995

History

Memorandum to presidents from the office of the University provost, dated June 30, 1995 regarding revision to University conflict of interest policy to bring it in conformity with federal guidelines issued by the National Science Foundation and the Public Health Service.

Appendices

There are no appendices relevant to this policy.

 <p>Category: Academic Affairs Community Colleges Legal and Compliance Research</p> <p>Responsible Office: <u>Academic Affairs</u></p>	<p>Policy Title: START-UP NY Program Participation Policy</p> <p>Document Number: 6800</p> <p>Effective Date: February 10, 2014</p> <p>This policy item applies to: Community Colleges State-Operated Campuses</p>
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Summary

START-UP NY is a state economic development program that positions SUNY campuses as magnets for entrepreneurs and businesses from around the globe. START-UP NY aligns with SUNY's mission of teaching, research and public service; enabling engagement with industry, knowledge acceleration, translation of research into practical applications, and delivering the 21st century workforce businesses need to grow and thrive. START-UP NY will transform university communities to deliver unprecedented economic benefits to New York. To participate in the program, all campuses must comply with this policy and any applicable rules and regulations issued by the NYS Commissioner of Economic Development.

This policy governs the review process that all participating campuses must follow to secure SUNY's approval and/or review of the plans, applications, and other documents required by the NYS Commissioner of Economic Development to participate in the START-UP NY program. It also prescribes special requirements for the disclosure and management of actual or potential conflicts of interest in matters pertaining to the campus' START-UP NY program. Any conflict between this policy and any other applicable Conflict of Interest policy shall be resolved in favor of disclosure of any potential, actual, or perceived conflict of interest relating to the campus' START-UP NY program to the President or Chief Executive Officer of the sponsoring campus.

Policy

A. Campus Plans for Designation of Tax-Free Area(s): Any campus intending to submit a Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan") to the NYS Commissioner of Economic Development must first have it reviewed and approved by the Chancellor or designee. The Chancellor or designee shall approve or reject all Campus Plans within fifteen (15) business days of receipt. Any rejected Campus Plan shall be accompanied by an explanation of the basis for rejection. Once approved by the Chancellor or designee a campus may submit its Campus Plan to the NYS Commissioner of Economic Development in accordance with the Commissioner's rules and regulations. Any Campus Plan that is rejected can be resubmitted for Chancellor

or designee approval and will be reviewed in accordance with this policy and related procedures. Any amendments to approved Campus Plans must be submitted for Chancellor or designee approval and will be reviewed in accordance with this policy and related procedures.

- B. Sponsoring University or College Applications for Business Participation:** After a campus is notified by the Commissioner of Economic Development that its Campus Plan or any amendment(s) to an approved Campus Plan has been approved, it may submit a Sponsoring University or College Application for Business Participation ("Sponsor Application") to the NYS Commissioner of Economic Development and to the Chancellor or designee for concurrent review and approval. Only Commissioner of Economic Development approval is required.
- C. Delegations:** The Chancellor or designee may charge a group of individuals, collectively called the SUNY START-UP NY Proposal Review Team, to evaluate all submitted Campus Plans and Sponsor Applications prior to accepting or rejecting them.
- D. Conflicts of Interest:** Service as an Official shall not be used as a means for private benefit or inurement for any Official, a Relative thereof, or any entity in which the Official or Relative thereof has a Business Interest. A conflict of interest exists whenever an Official has a Business Interest or other interest or activity outside of the university that has the possibility, whether potential, actual, or perceived, of (a) compromising the Official's judgment, (b) influencing the Official's decision or behavior with respect to the START-UP NY Program, or (c) resulting in personal or a Relative's gain or advancement. Any Official who is an owner or employee of an entity that is the subject of any matter pertaining to the university's START-UP NY Program, or who has a Business Interest in any entity that is the subject of any matter pertaining to the university's START-UP NY Program, or whose Relative has such a Business Interest, shall not vote on or otherwise participate in the administration by the university of any START-UP NY matter involving such entity. Any Official or other campus representative who becomes aware of a potential, actual or apparent conflict of interest, either their own or that of another Official, related to a sponsoring university or college's START-UP NY program must disclose that interest to the President or Chief Executive Officer of the sponsoring college or university. Each such President or Chief Executive Officer shall maintain a written record of all disclosures of actual or potential conflicts of interest made pursuant to this policy, and shall report such disclosures on a calendar year basis, by January 31st of each year, to the University Auditor or to the Chancellor's designee, in which case the University Auditor shall be copied on the correspondence to such designee. SUNY shall then forward such reports to the Commissioner of Economic Development for the State of New York, who shall make public such reports.
- E. Exceptions:** There are no exceptions to this policy.

Definitions

Business Interest means that an individual (1) owns or controls 10% or more of the stock of an entity (or 1% in the case of an entity the stock of which is regularly traded on an established securities exchange); or (2) serves as an officer, director or partner of an entity.

Official means an employee at the level of dean and above as well as any other person with decision-making authority over a campus' START-UP NY Program, including any member of any panel or committee that recommends businesses for acceptance into the START-UP NY program.

Relative means any person living in the same household as another individual and any person who is a direct descendant of that individual's grandparents or the spouse of such descendant.

Sponsoring College or University means any entity defined or described in NYS Education Law Sec. 352 and Article 126.

START-UP NY Program means the SUNY Tax-free Areas to Revitalize and Transform Upstate New York Program established by Article 21 of the Economic Development Law.

Tax-Free NY Area means vacant land or space designated by the Commissioner of Economic Development Article 21 of the Economic Development Law that is eligible to receive benefits under the START-UP NY program.

Other Related Information

6800 - START-UP NY Program Participation Policy

Start-Up NY Regulations: available at the Start-Up NY Website.

At least thirty days before submitting the Campus Plan to the Commissioner of Economic Development the campus must provide a copy of the Plan to the chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic development entities, the applicable university or college faculty senate, union representatives and the campus student government. The campus shall include in their submission to the Commissioner of Economic Development certification of such notification, as well as a copy of any written response from chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic development entities, the applicable campus or college faculty senate, union representatives and the campus student government.

StartUp-NY.gov website and program information.

Procedures

START-UP NY Program Participation Procedures for

Forms

SUNY START-UP NY Campus Plan for Designation of Tax-Free Area(s) Memorandum

SUNY START-UP NY Campus Plan for Designation of Tax-Free Area(s) Template

ESD START-UP NY Sponsoring University or College Application for Business Participation

ESD START-UP NY Business Application Instructions

ESD START-UP Business Application

Authority

State University of New York Board of Trustees Resolution 14-() START-UP New York Program Administration, adopted January 14, 2014

Law, New York Economic Development Law Article 21 (Start-Up NY Program)

Start-Up NY Regulations

History

Enacted into law in June 2013, START-UP NY is a groundbreaking new initiative from Governor Andrew M. Cuomo that provides major incentives for businesses to relocate, start up or significantly expand in New York State through affiliations with public and private universities, colleges and community colleges. Businesses will have the opportunity to operate state and local tax-free on or near academic campuses, and their employees will pay no state or local personal income taxes.

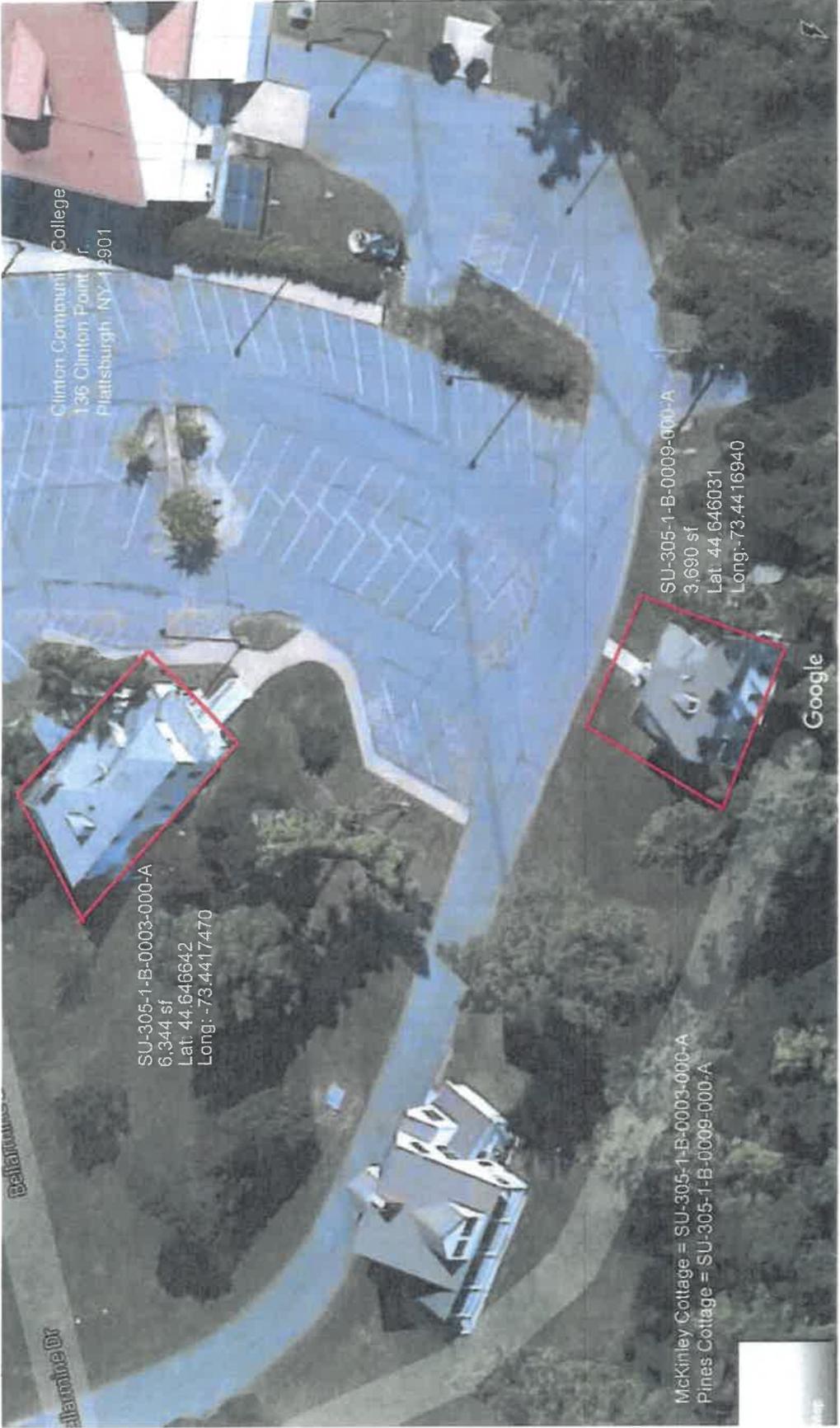
Appendices

There are no appendices relevant to this policy.



Clinton Community College
136 Clinton Point Dr.
Plattsburgh, NY 12901

Clinton Community College



Clinton Community College
136 Clinton Point
Plattsburgh, NY 12901

SU-305-1-B-0003-000-A
6,344 sf
Lat: 44.646642
Long: -73.4417470

SU-305-1-B-0009-000-A
3,690 sf
Lat: 44.646031
Long: -73.4416940

Mekinley Cottage = SU-305-1-B-0003-000-A
Pines Cottage = SU-305-1-B-0009-000-A

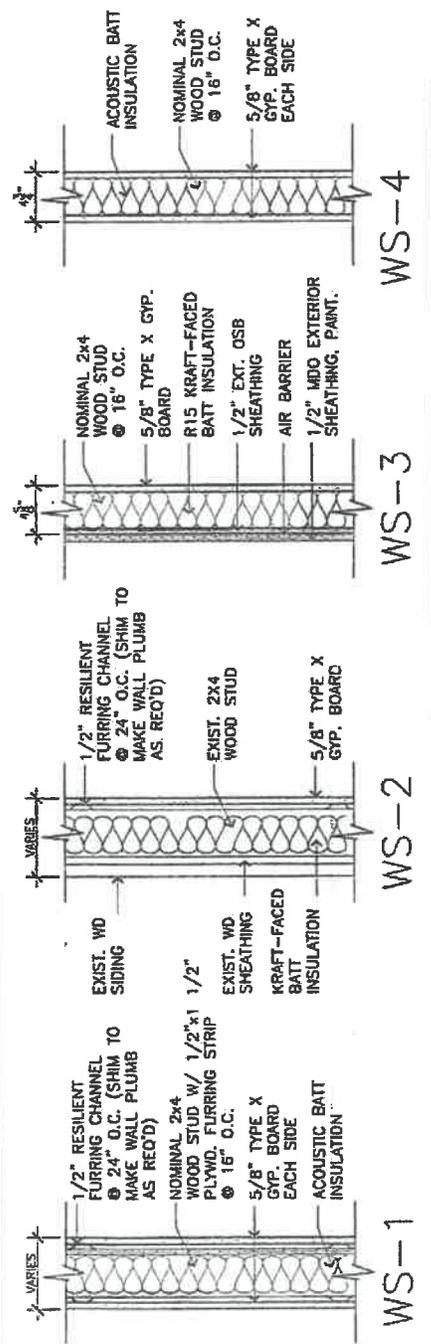
Google

LEGEND:

- WALL INFILL (SEE DETAIL 3/A301b)
- FLOOR INFILL (SEE DETAIL 6/A301b)

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF STUD FIELD.
- PROVIDE NEW STUDS, W.D., SHEATHING DAMAGED WALL DEMOLITION WHERE REQ.
- NOTE ALL WALLS SHOWN AS EXIST. A WALLS ON THE INTERIOR, PROVIDE 5/8" 1/2" RESILIENT FURRING CHANNELS @ 24" O.C. WALLS SHALL RECEIVE R15 KRAFT FACE RECEIVE SOUND BATTS SIMILAR TO WALL



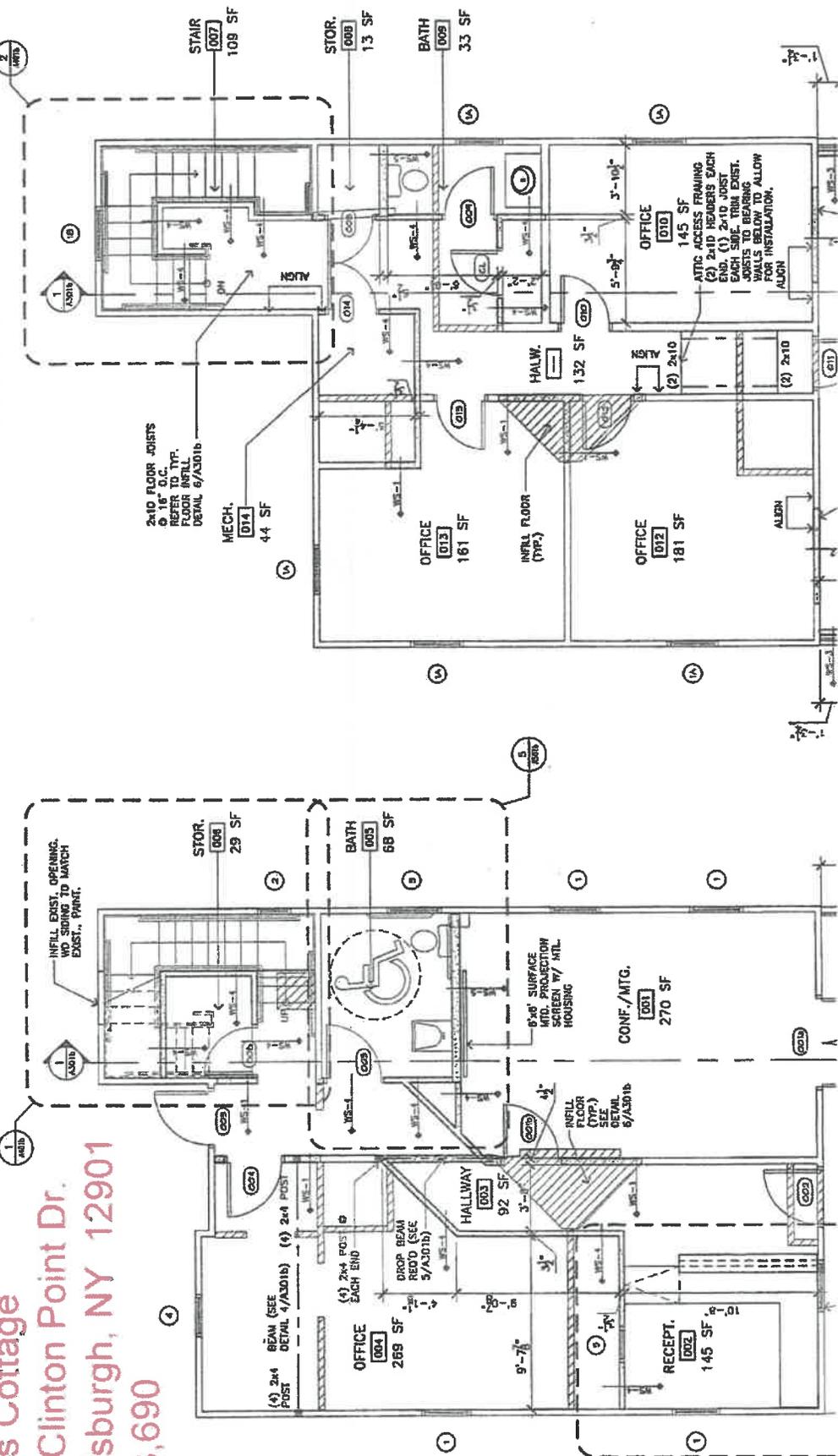
WS-1
 1/2" RESILIENT FURRING CHANNEL @ 24" O.C. (SHIM TO MAKE WALL PLUMB AS REQ'D)
 NOMINAL 2x4 WOOD STUD W/ 1/2"x1 PLYWD. FURRING STRIP @ 16" O.C.
 5/8" TYPE X GYP. BOARD EACH SIDE
 ACOUSTIC BATT INSULATION

WS-2
 EXIST. WD SIDING
 1/2" RESILIENT FURRING CHANNEL @ 24" O.C. (SHIM TO MAKE WALL PLUMB AS REQ'D)
 EXIST. 2x4 WOOD STUD
 1/2" EXT. OSB SHEATHING
 KRAFT-FACED BATT INSULATION
 5/8" TYPE X GYP. BOARD

WS-3
 NOMINAL 2x4 WOOD STUD @ 16" O.C.
 5/8" TYPE X GYP. BOARD
 R15 KRAFT-FACED BATT INSULATION
 1/2" EXT. OSB SHEATHING
 AIR BARRIER
 1/2" MDO EXTERIOR SHEATHING, PAINT.

WS-4
 NOMINAL 2x4 WOOD STUD @ 16" O.C.
 5/8" TYPE X GYP. BOARD
 R15 KRAFT-FACED BATT INSULATION
 1/2" EXT. OSB SHEATHING
 AIR BARRIER
 1/2" MDO EXTERIOR SHEATHING, PAINT.

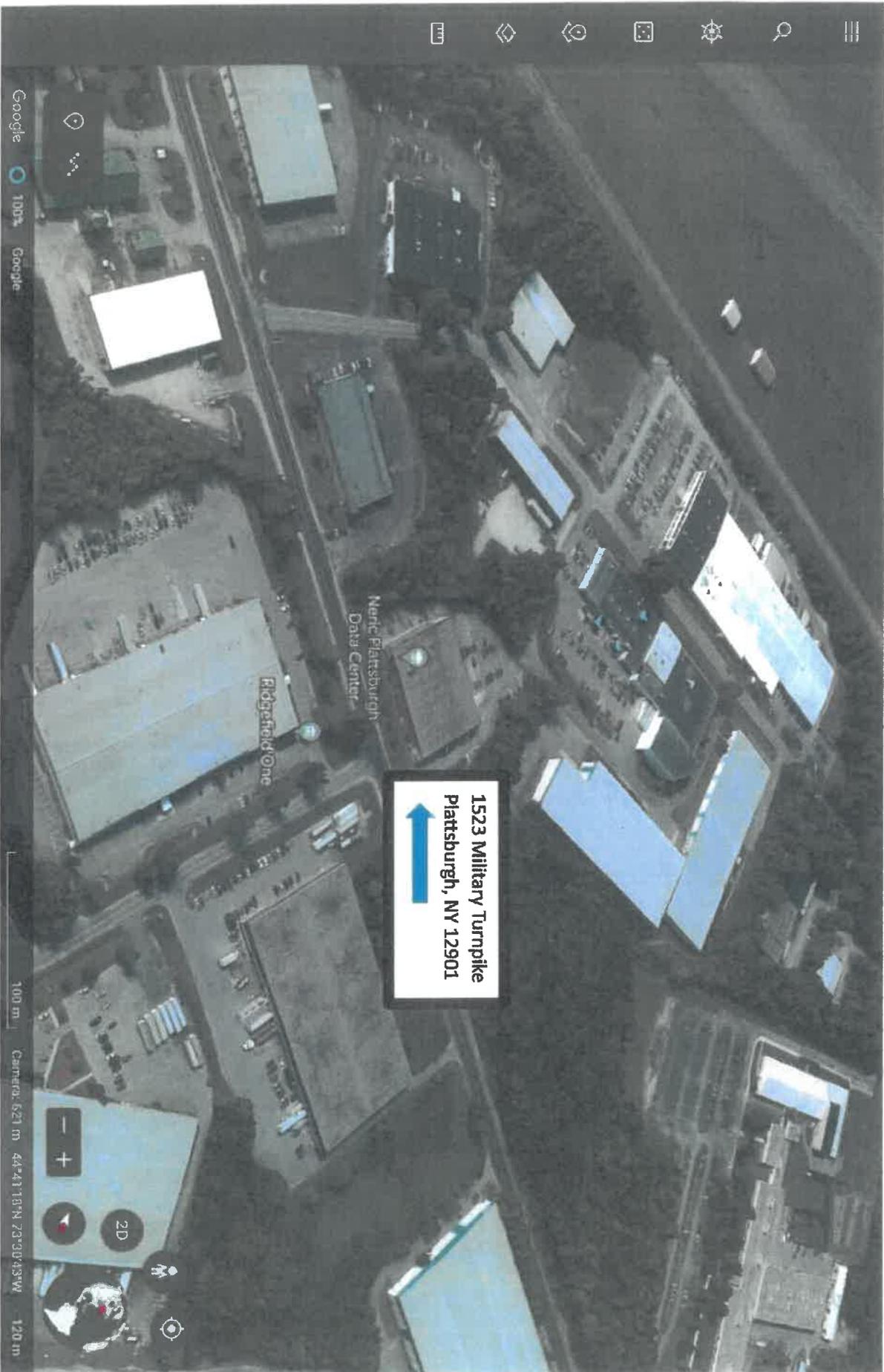
SU 305-1-B-0009-000-A
 WALL TYPES
 SCALE: 1/8" = 1'-0"
Pines Cottage
 136 Clinton Point Dr.
 Plattsburgh, NY 12901
 SF 3,690



GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF STUD FIELD.
- PROVIDE NEW STUDS, W.D., SHEATHING DAMAGED WALL DEMOLITION WHERE REQ.
- NOTE ALL WALLS SHOWN AS EXIST. A WALLS ON THE INTERIOR, PROVIDE 5/8" 1/2" RESILIENT FURRING CHANNELS @ 24" O.C. WALLS SHALL RECEIVE R15 KRAFT FACE RECEIVE SOUND BATTS SIMILAR TO WALL

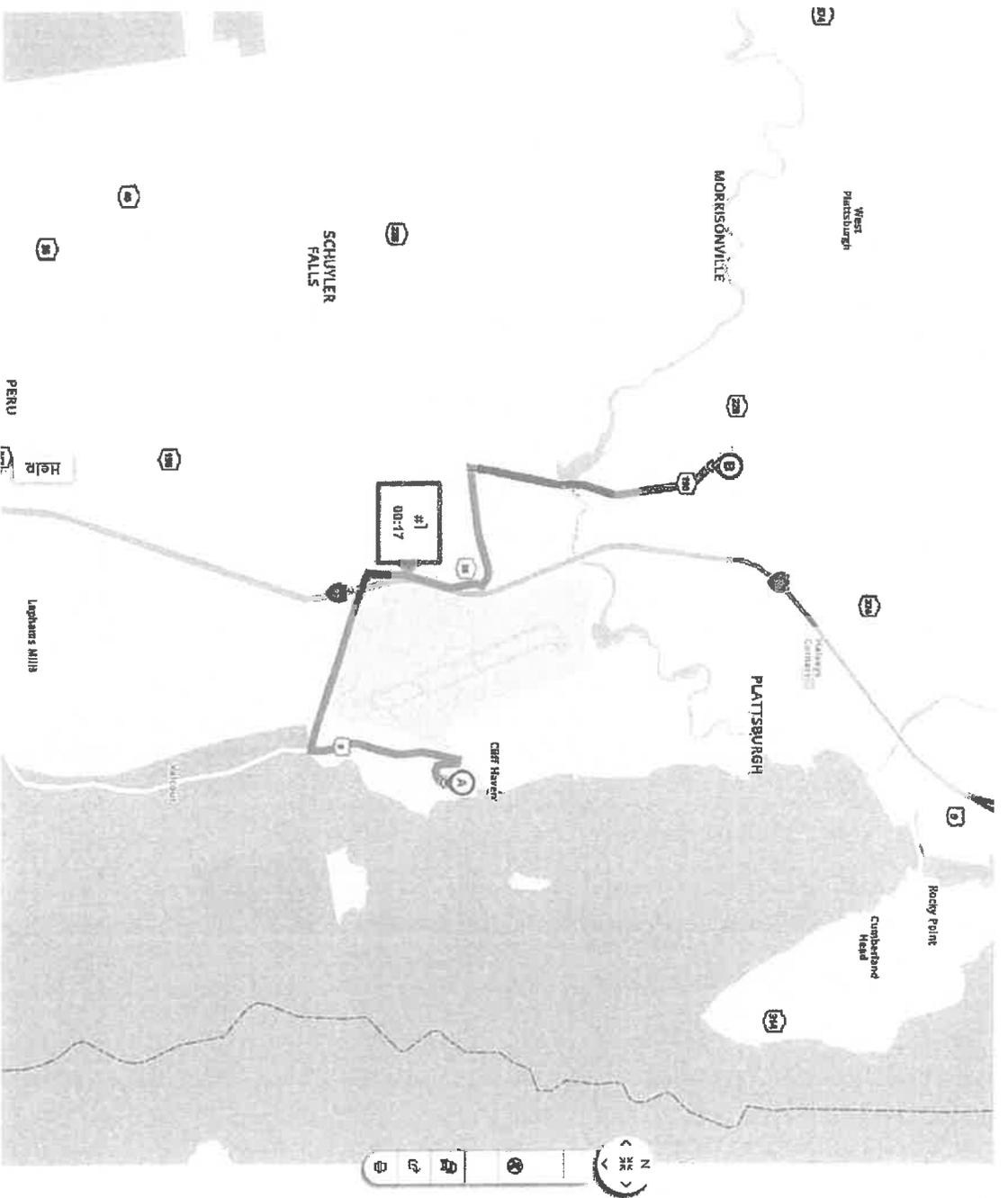
Distance Map: 9.8 miles
1523 Military Turnpike, Plattsburgh, NY 12901 = Prelico US Corp Industrial Building
SU-305-2B-0000-000-A



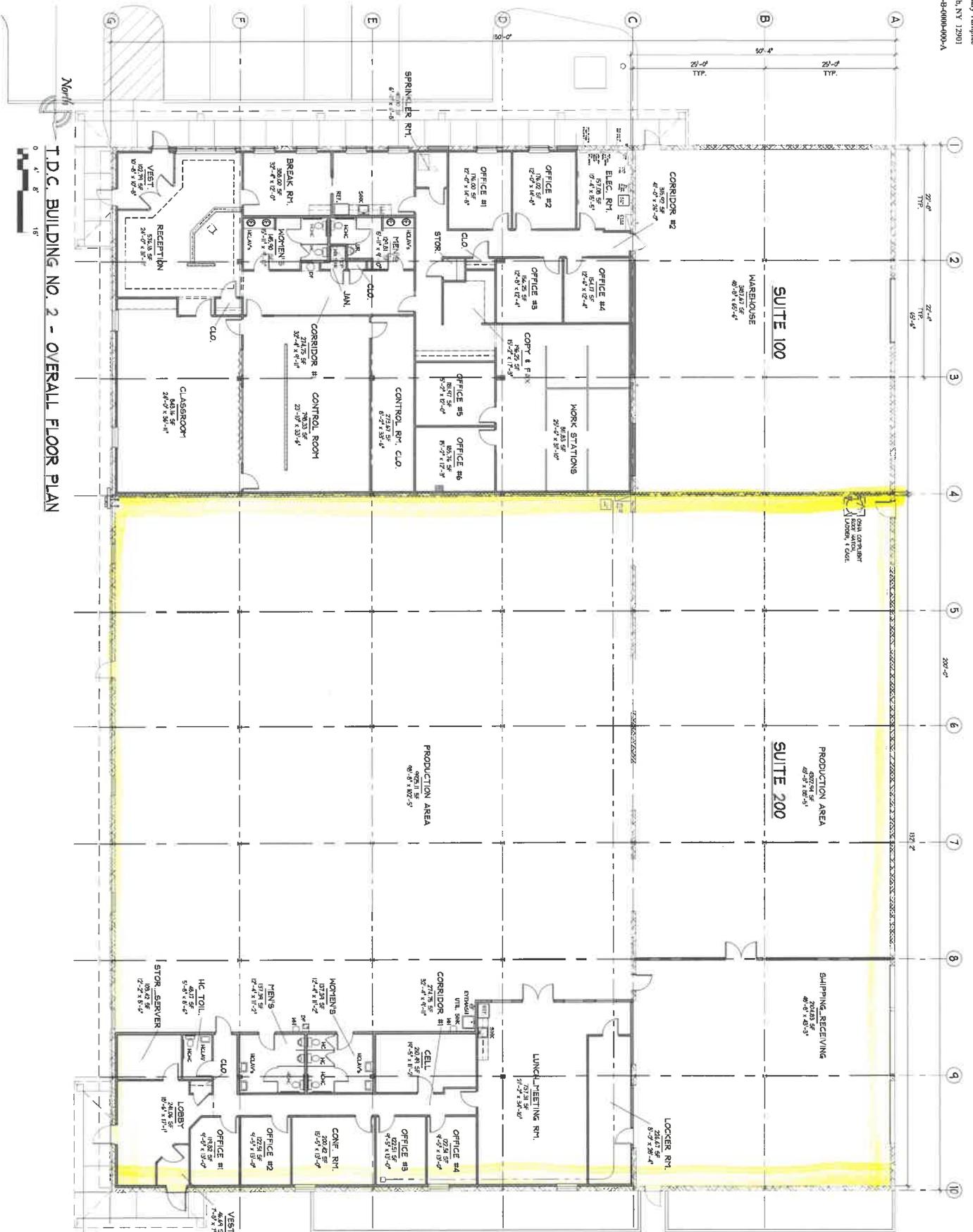
kevin in office.jpg

Redden.png

Show all



A> Clinton Community College, 136 Clinton Point Drive, Plattsburgh, NY 12901
B. 1523 Military Turnpike, Plattsburgh, NY 12901 (requested addition to tax-free zone)



Location	UniqueID	Owner	PropertyType	StreetAddress	City	ZipCode	ParcelID	Building	SpaceType	Sqft	Acres	Description	onCampus	Within1/4MileOfCampus	Latitude	Longitude	Notes
Town of Pitsburgh	SU-305-2-B-000-000-F	The Development Corp.	2	1523 Military Turnpike	Pitsburgh	12901		N/A	G	20,000	NA	portion of private building	No		-73.5151850	-44.6949560	
Town of Pitsburgh	SU-305-1-B-000-000-A	Clinton Community College	1	136 Clinton Point Dr.	Pitsburgh	12901	094200 233 20-5-3	McKinley Cottage	A	6,344	NA	General Office Space	Yes		44.6466420	-73.4417470	
Town of Pitsburgh	SU-305-1-B-0009-000-A	Clinton Community College	1	136 Clinton Point Dr.	Pitsburgh	12901	094200 233 20-5-3	Pinet Cottage	A	3,990	NA	General Office Space	Yes		44.6466310	-73.4418940	

- 1 - on campus
- 2 - 1 mile off campus
- 3 - State Asset

- ** Adventure building
- Bldg within building
- Carson within building
- Dedid on campus
- Ed land off campus
- Fertile building off campus
- General building off campus
- Hestale asset

Delimited Land or Building Unique ID Standard

- U - #H# - # - X - YYYY - ZZ - A
- U - is SU for SUNY, CU for CUNY and PV for Privates
- #H# is the State University Construction fund's 3-digit code for the sponsoring campus. See the campus key on page 2.
- # - is a 1 for on campus and 2 for off-campus
- X - B, L, B or C for Land, Building or Combination
- YYYY is the P3 building number or for land a campus assigned number
- ZZZ is an additional number, generally 000 but where there are several units within a single building each would get a unique identifier.
- A - indicates A - if the property/space is currently available for a new business, U - is unavailable for any reason other than 3), or I - is currently in use by a Startup NY approved business



The State University
of New York

To: Hope Knight, President & CEO, Commissioner, Empire State Development, NYS Department of Economic Development
From: President John J. Kowal of Clinton Community College
Re: Clinton Community College's Campus Plan for Designation of Tax-Free Area(s)
Date: March 30, 2023

I, President John J. Kowal of Clinton Community College hereby certify the following:

- a.) we have provided a copy of the enclosed Campus Plan for Designation of Tax-Free NY Area, to the municipality or municipalities in which the proposed Tax-Free NY Area is located, local economic development entities, the applicable faculty senate, union representatives, and student government at least 30 days prior to submitting the plan to you and attached evidence of submission herewith; and
- b.) we comply with Public Officers Law Section 74; State University of New York's Policy on Conflict of Interest and; and attached copies of the polices and/or guidelines herewith; and
- c.) we comply with the Commissioner's rules and guidelines on anticompetitive behavior (NY EDL, art. 21, sect. 440); and
- d.) we are aware of the non-governmental use limitations associated with state issued tax exempt bonds and if our proposed Tax-Free NY Area was financed with tax exempt bonds, we will: 1.) make potential businesses aware of these limitations when marketing property; and 2.) take appropriate steps to ensure that non-governmental use of property funded with tax-exempt bonds will not jeopardize the tax exempt status of state issued bonds; and
- e.) we consulted with the municipality or municipalities in which such land or space is located prior to including such space or land in the proposed Tax-Free NY Area and we have given preference to underutilized properties; and
- f.) we have not relocated or eliminated any academic programs, any administrative programs, offices, housing facilities, dining facilities, athletic facilities, parking, or any other facility, space or program that actively serves students, faculty or staff in order to created vacant land or space to be designated as a Tax-Free NY Area; and
- g.) the information contained in the enclosed application is accurate and complete.


PRESIDENT'S SIGNATURE

3-30-2023
DATE



START-UP NY CAMPUS PLAN FOR DESIGNATION OF TAX-FREE AREA(S)

Campus Name: Clinton Community College
Campus Contact Name: John Kowal/Tammy Villanueva
Campus Contact Title: President/Assistant to the President
Campus Contact E-mail: john.kowal@clinton.edu; tammy.villanueva@clinton.edu
Campus Contact Phone: 518-562-4100

THE TAX-FREE NY AREA PLAN SHALL BE DEVELOPED BY THE CAMPUS TEAM AND PROVIDE THE FOLLOWING REQUIRED INFORMATION:

1) Specification or identification of space or land proposed for designation as a Tax-Free NY Area identifying the following:

i. Provide the name and address of the SUNY, CUNY or community college seeking approval as a Sponsor, the address of the space or land proposed for designation as a Tax-Free NY Area, and a written description of the physical characteristics of the area for designation.

Name: Clinton Community College
Campus Address: 136 Clinton Point Drive, Plattsburgh, NY 12901
Address(es) of Proposed Tax-Free NY Area(s): Two vacant buildings (buildings 3 and 9) on the college campus at Clinton Point Drive. Twenty-thousand (20,000) square feet of industrial building at 1523 Military Turnpike, Plattsburgh, NY 12901
Description of Physical Characteristics of Proposed Tax-Free NY Area(s): On-campus properties: <ul style="list-style-type: none"> • Building 3 is the former childcare center (aka McKinley) <ul style="list-style-type: none"> ○ Building 3 is a two-story facility comprising 6,344 square feet and is vacant • Building 9 is the former home of continuing education offices (aka Pines) <ul style="list-style-type: none"> ○ Building 9 is a two-story facility comprising 3,690 square feet and is vacant Off-campus properties: <ul style="list-style-type: none"> • Twenty-thousand (20,000) square feet of the industrial building at 1523 Military Turnpike, Plattsburgh, NY 12901 is included within the campus Start-Up NY zone. We officially request a waiver of the 1-mile rule from the Commissioner of Economic Development via this plan and application.

ii. Complete the Excel spreadsheet template provided with this document, noting the instructions on page 2. Include the official SUNY Physical Space Inventory (PSI) building number and a clear description of the spaces in the building or floor (when the entire floor is under consideration), or floor/wing (with outer rooms defining the space specifically)

listed). Include only properties sought to be designated now and exclude potential sites that may be considered in the future (see 2a below). Attach the completed spreadsheet to this plan.

- iii. Provide also a representation of each proposed site drawn in AutoCAD on a scaled campus map with boundaries drawn clearly. Two versions should be created; one including an imbedded layer from Google Earth or other aerial photograph of the property. The second version should exclude the photographic imagery. Each parcel under consideration must have a unique alpha numeric identifier, clearly labeled on each plan which ties to identifiers in the Excel spreadsheet. If digital files containing Polygon shapefile that delineates area for designation are available, provide these as well. Attach these materials to this plan.
- iv. Provide a campus map with each proposed building shaded. Label each building with the official building number as listed in the SUNY Physical Space Inventory (PSI) along with the building name. For each building shaded and labeled, include floor plans of all areas under consideration with the specific spaces clearly shaded and labeled with official PSI room numbers. If digital files containing Point shapefiles that provide locations of area for designation are available, provide these as well. Attach these materials to this plan.

- 2) The total square footage of the space and/or acreage of land proposed for designation as a Tax-Free NY Area is:

30,034 sf

- 2a) If applicable: You may include here a description of any potential space or acreage of land that you may seek to designate as a Tax-Free NY Area under the START-UP NY Program in the future. This may include campus property that may become vacant, or other properties in your community that are not currently part of your campus but may be desirable for a company partner and with which you may consider an affiliation if an appropriate partner is identified. Do not include these properties in the Excel spreadsheet.

The College's 2011 Facilities Master Plan Tune Up outlines several pre-existing planned changes that would affect the College's main campus and the residential campus. The College's main campus consists of 13 parcels totaling 99.1 acres on and around Clinton Point Drive in the Town of Plattsburgh. The majority of the land area is included within the 83.4-acre main campus parcel. This includes 12 existing structures for a total of 256,268 square feet of built space. Currently these structures are being fully utilized; however future building plans could permit space on campus for Start Up NY businesses. Twelve additional small parcels of undeveloped land are adjacent to the campus to the north and west.

- 2b) If applicable: The total square footage of the space or acreage of land that you may propose to designate as a Tax-Free Area as identified in 2a, if known.

20,000 sq. ft building with 18,000 sq. ft for manufacturing and 2,000 sq. ft. for office space which is not included within tax free area already.
--

- 3) Provide a description of the type of business or businesses that may locate in the area identified in #1.

“The College will facilitate location or expansion of businesses that employ two-year degree technicians. This may include: advanced manufacturing, industrial technology, computer technology, transportation manufacturing, renewable energies or environmental technologies, biotechnology, pharmaceutical and medical device manufacturing and aerospace industries, as well as their related support industries. The College is also working closely with SUNY Plattsburgh which provides complementary four-year academic programs.” Partnership with businesses in the region will use the partnership with the college to enhance their business as well as provide training, support and jobs for Clinton’s students

- 4) Provide a description of the campus academic mission, and explain how the businesses identified in #3 will align or further the academic mission of the university or college.

The mission of Clinton Community College is “to provide educational opportunities that enrich minds, strengthen the economy and improve the quality of life in our region”. The development of businesses in the areas listed above are directly in alignment with the strong technical and career (degree, certificate and non-credit programs) in existence at the College. The College faculty has subject experts in each of these areas and students who would benefit from cooperative learning experiences.

Clinton Community College continues to grow its service of providing a trained and ready regional workforce. The college has built a new 30,000 square foot facility which houses the Institute for Advanced Manufacturing. Several new academic programs and expanded non-credit business and industry training have been developed. Business growth in these areas will serve the College community by providing students with first-rate educational, internship and cooperative learning experiences, as well as opportunities for gainful employment upon program or training completion.

Partnerships with local businesses will include students who have taken Clinton Community College’s Mechanical Technology program, Environmental Science and Environmental Technology programs as well as Industrial/Commercial Electrician A.O.S. program. Students from these programs will align with manufacturing needs of the region.

- 5) Provide a description of how participation by these types of businesses in the START-UP NY Program will generate positive community and economic benefits, including but not limited to:

- Increased employment opportunities;
- Increased opportunities for internships, vocational training and experiential learning for undergraduate and graduate study;
- Diversification of the local economy;
- Environmental sustainability;
- Increased entrepreneurship opportunities;
- Positive, non-competitive and/or synergistic links to existing businesses;

- Effect on the local economy; and
- Opportunities as a magnet for economic and social growth.

As part of its 2011 Facilities Master Plan, Clinton Community College planned to develop on-campus residence halls. At the time of their development, the College would be interested in marketing its resident college campus on the former Plattsburgh Air Force Base to provide business opportunities for industries as outlined above. The 2016 relocation of non-credit/workforce offerings and the closure of the college childcare center provided two vacant buildings to support regional economic and business development.

The College's effort is being collaborated in close partnership with SUNY Plattsburgh, the state operated college within several miles of the Clinton Community College campus. Clinton Community College has strong career and technical academic programs and non-credit business and industry training programs. SUNY Plattsburgh offers complementary four-year degree academic programs and expertise. Both institutions are committed to reviewing business opportunities and objectively determining the best fit for each company and the community.

The areas targeted for business development through Start Up NY provide improved employment opportunities for regional residents in sectors associated with livable wages. Low skill and low wage jobs are highly prevalent in the rural North Country where the "working poor" comprise a great portion of the population. The College plays a leading role in improving skill levels and wage-earning ability for residents through workforce training and degree and certificate programs. These programs are directly tied to industry needs and extremely cost-effective. Educational activities would be at the Associate's Degree level or lower, providing technical education to serve industry and student skill-building, within a short timeframe.

The new businesses that would be supported through this program have strong ties to the College and its students, providing cooperative education and internship opportunities. The College would also work with businesses to provide "contract training"; the College already employs faculty members who are expert in each of these areas.

Clinton Community College collaborates closely with the successful North Country Regional Economic Development Council. Clinton County exhibits several industrial clusters. These include the aerospace industry, medical device manufacturing, plastic technologies, and transportation equipment manufacturing and assembly. There are few private-sector industries which provide diverse, extensive employment opportunities, however, and the County's largest employers are public sector and non-profit institutions. Growth of private sector industry would continue to diversify the economy and provide greater opportunities within this region where poverty levels are higher, and median income levels are lower, than found statewide. The regional economy would gain momentum from growing clusters as businesses in these areas of identified economic strengths and associated employment expanded. Through the Economic Development Council, and Clarkson University, five incubator start-up sites will be created region-wide, to support private sector R&D of commercially-viable ideas. This also fits into Start-Up NY program.

The areas targeted for business development are tied to environmental sustainability. Clinton Community College has several for-credit (degree and certificate) programs in the areas of

Environmental Technology, Wind Energy and Renewable Energies. Faculty member experts in these areas provide students with a high-quality education in growing green technologies. Faculty members are available to expand industry development and partnerships in their disciplines. The Clinton Community College campus, set atop a bluff overlooking Lake Champlain and the Green Mountains of Vermont to the east and the Adirondack Mountains of New York to the west, provides an unparalleled location to showcase environmentally sustainable technologies which may preserve New York State's natural resources.

The College's link to increased entrepreneurial opportunities and non-competitive, synergistic links to existing businesses are inherent in its mission and program model. The College is closely tied to existing industry through both degree programs and non-credit offerings. The majority of students enrolled are in career and technical degree programs, which each have an advisory board comprised of representatives from across all industries and areas of the community. These advisory bodies ensure academic rigor and relevance to the business community. Clinton Community College is also an active partner with regional economic developers and the regional Chamber of Commerce to ensure that business and community needs are best met through all operations. As previously discussed, this application is made in close collaboration with SUNY Plattsburgh, the area's four-year degree granting institution.

As a community college in a rural area with high poverty and low incomes, the institution functions as an important part of improving the regional economic and social conditions. Business development through Start Up NY provides another avenue by which Clinton Community College may assist growth in these areas. The economic and social improvements that will occur through these endeavors are closely tied to the College's mission. A high proportion of economically disadvantaged and non-English proficient students are enrolled at Clinton Community College. Improving the employment and wage-earning opportunities of these many students is a key goal of College operations. Clinton Community College is poised to continue to help grow the regional economy and wealth of its citizens through the Start Up NY Program.

- 6) Provide a description of the process the Sponsor (campus) will follow to select participating businesses. The description should identify the membership of any group or committee that may make recommendations, the final decision-maker, and the criteria that will be used to make decisions. This group or committee must include representation from faculty governance. The criteria may include some or all of the following:

A. Academic and Research Alignment

1. Is the business in an industry aligned with current and/or developing University research, scholarly, and creative activity?
2. Does the business provide experiential learning and workforce opportunities (e.g., internships, fellowships, full-time jobs) for students and graduates?
3. Does the business provide areas for partnership and advancement for faculty and students?
4. Will the business provide access to research instrumentation, tools, and/or equipment necessary to advance the academic and research mission?
5. Will the business fund scholarships, campus facilities or other academic services or amenities?
6. Will the business and/or its employees contribute to instruction or provide student mentoring?

7. Does the business offer the use of company resources, intellectual property or expertise to support the academic mission?

B. Economic Benefit

1. How many net new jobs will be created?
2. Is the business viable in both the short- and long-term?
3. Will the business attract private financial investment?
4. Does the business plan to make capital investments (e.g., renovation, new construction)?
5. Are the new jobs in critical areas of the economy?
6. How will the University financially benefit from the terms of the lease?

C. Community Benefits

1. Does the business have the support of one or more municipal or community entities?
2. Is the business recruiting employees from the local workforce?
3. Does the business invest in underserved, economically distressed regions?
4. Will the business rely on suppliers within the local and regional economy?

Start Up-NY prospective businesses may either contact Clinton Community College's program coordinator directly, or begin discussions with the regional Empire State Development (ESD) office. The College, in consultation with ESD, provides an initial assessment of the fit of the business with the Start-Up NY program and College mission. If the program coordinator, College President and ESD representative provide a positive initial review, the business is encouraged to submit a Start-Up NY application.

The College has established a Start Up-NY Business Review Advisory Committee including the College Faculty Council Chairperson (or their designee, the College President, the Vice President for Academic Affairs, the College Start-Up NY Program Coordinator and representatives from business, industry and economic development organizations, including The Development Corporation, Clinton County IDA, Plattsburgh North Country Chamber of Commerce, and CITEC to review applications. This group will review projects and provide advice regarding business alignment with academic mission and institutional fit. This will include specific discussion and investigation to the 1) academic alignment, 2) economic, and 3) community benefits of a proposed project.

This will include a specific inquiry as to whether the project is well-aligned with the College's academic programs and the potential partnership for students in the appropriate program. The Committee will assure that at least one of the following academic opportunities is provided by the business at hand: 1) experiential learning or workforce opportunities, 2) Scholarships or funding of other services or amenities that further the program, 3) instruction or student mentoring, or 4) another type of partnership that furthers the academic mission such as use of company resources, expertise or equipment. The advisory group will also consider the financial benefits to the College from the terms of the partnership.

Conditions to be considered in the economic benefits are the creation of jobs, soundness of the business plan in the long-term, and the fit/need of jobs in the business area proposed. The Committee will also consider the community benefits including support of the local

municipality, workforce supply and demand in the area of proposed business operations. A check-list of these items is outlined for project review consideration by the Start-Up NY Business Review Advisory Committee.

The Committee, made up of local business leaders who are members of the IAM Advisory Board, college administrators, faculty members and students, makes a recommendation for approval or denial of the application to the College President. Also included in the stakeholders' group are local towns, city and county members/officials to review the proposal process. Members of each of these areas would not be at risk of any harm/repercussions if they were to object to the application. The College President makes a final determination. Once a project is approved and application signed by the President, it will be forward to the State.

PUBLIC OFFICERS LAW

§ 74. Code of ethics.

1. **Definition.** As used in this section: The term "**state agency**" shall mean any state department, or division, board, commission, or bureau of any state department or any public benefit corporation or public authority at least one of whose members is appointed by the governor or corporations closely affiliated with specific state agencies as defined by paragraph (d) of subdivision five of section fifty-three-a of the finance law or their successors.

The term "**legislative employee**" shall mean any officer or employee of the legislature but it shall not include members of the legislature.

2. **Rule with respect to conflicts of interest.** No officer or employee of a state agency, member of the legislature or legislative employee should have any interest, financial or otherwise, direct or indirect, or engage in any business or transaction or professional activity or incur any obligation of any nature, which is in substantial conflict with the proper discharge of his duties in the public interest.

3. Standards.

- a. No officer or employee of a state agency, member of the legislature or legislative employee should accept other employment which will impair his independence of judgment in the exercise of his official duties.
- b. No officer or employee of a state agency, member of the legislature or legislative employee should accept employment or engage in any business or professional activity which will require him to disclose confidential information which he by reason of his official position or authority.
- c. No officer or employee of a state agency, member of the legislature or legislative employee should disclose confidential information acquired by him in the course of his official duties nor use such information to further his personal interests.
- d. No officer or employee of a state agency, member of the legislature or legislative employee should use or attempt to use his or her official position to secure unwarranted privileges or exemptions for himself or herself or others, including but not limited to, the misappropriation to himself, herself or to others of the property, services or other resources of the state for private business or other compensated non-governmental purposes.
- e. No officer or employee of a state agency, member of the legislature or legislative employee should engage in any transaction as representative or agent of the state with any business entity in which he has a direct or indirect financial interest that might reasonably tend to conflict with the proper discharge of his official duties.
- f. An officer or employee of a state agency, member of the legislature or legislative employee should not by his conduct give reasonable basis for the impression that any person can improperly influence him or unduly enjoy his favor in the performance of his official duties, or that he is affected by the kinship, rank, position or influence of any party or person.

- g. An officer or employee of a state agency should abstain from making personal investments in enterprises which he has reason to believe may be directly involved in decisions to be made by him or which will otherwise create substantial conflict between his duty in the public interest and his private interest.
- h. An officer or employee of a state agency, member of the legislature or legislative employee should endeavor to pursue a course of conduct which will not raise suspicion among the public that he is likely to be engaged in acts that are in violation of his trust.
- i. No officer or employee of a state agency employed on a full-time basis nor any firm or association of which such an officer or employee is a member nor corporation a substantial portion of the stock of which is owned or controlled directly or indirectly by such officer or employee, should sell goods or services of any person, firm, corporation or association which is licensed or whose rates are fixed by the state agency in which such officer or employee serves or is employed.

4. Violations. In addition to any penalty contained in any other provision of law any such officer, member or employee who shall knowingly and intentionally violate any of the provisions of this section may be fined, suspended or removed from office or employment in the manner provided by law. Any such individual who knowingly and intentionally violates the provisions of paragraph b, c, d or i of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed ten thousand dollars and the value of any gift, compensation or benefit received as a result of such violation. Any such individual who knowingly and intentionally violates the provisions of paragraph a, e or g of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed the value of any gift, compensation or benefit received as a result of such violation.

 <p>Category: HR / Labor Relations Legal and Compliance</p> <p>Responsible Office: University Counsel</p>	<p>Policy Title: Conflict of Interest Document Number: 6001</p> <p>Effective Date: October 01, 1995</p> <p>This policy item applies to: State-Operated Campuses</p>
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Summary

Faculty and staff of the State University of New York (University) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests and are required to avoid conflicts of interest. Where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by University policy. This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

Policy

Faculty and staff of the State University of New York (University) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests. In keeping with this obligation, they are also required to avoid conflicts of interest.

In instances where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by this University policy. It is the responsibility of campus officials charged with implementing this policy to identify potential or actual conflicts of interest and take appropriate steps to manage, reduce, or eliminate them.

This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

1. University faculty and staff may not engage in other employment which interferes with the performance of their professional obligation.
2. University faculty and staff are expected to comply with the New York State Public Officers Law provisions on conflict of interest and ethical conduct.
3. University faculty and staff, to the extent required by law or regulation, shall disclose at minimum whether they (and their spouses and dependent children) have employment or financial interests or hold significant offices, in external organizations that may affect, or appear to affect, the discharge of professional obligations to the University.
4. University campuses shall ensure that all faculty and staff subject to pertinent laws and regulations disclose financial interests in accordance with procedures to be established by the Chancellor or designee. Campuses shall retain the reported information as required, identify actual or apparent conflicts of interest and seek resolution of such conflicts.
5. Each campus president shall submit to the chancellor's designee the name and title of the person or persons designated as financial disclosure designee(s) and shall further notify the chancellor's designee when a change in that assignment occurs. The chancellor's designee shall also be notified of any reports regarding conflict of interest that are forwarded to state or federal agencies.

Definitions

Conflict of interest — any interest, financial or otherwise, direct or indirect; participation in any business, transaction or professional activity; or incurring of any obligation of any nature, which is or appears to be in substantial conflict with the proper discharge of an employee's duties in the public interest. A conflict of interest is also any financial interest that will, or may be reasonably expected to, bias the design, conduct or reporting of sponsored research.

Other Related Information

[Outside Activities of University Policy Makers](#)

[Ethics in State Government - A Guide for New York State Employees](#)

[National Science Foundation, Grant Policy Manual](#)

Procedures

There are no procedures relevant to this policy.

Forms

There are no forms relevant to this policy.

Authority

[42 CFR 50, Subpart F](#)

The following link to FindLaw's [New York State Laws](#) is provided for users' convenience; it is not the official site for the State of New York laws.

[NYS Public Officers Law, Section 73-a, and 73 and 74](#)

In case of questions, readers are advised to refer to the New York State Legislature site for the menu of [New York State Consolidated](#).

[Board of Trustees Policies - Appointment of Employees \(8 NYCRR Part 335\)](#)

State University of New York Board of Trustees Resolution adopted June 27, 1995

History

Memorandum to presidents from the office of the University provost, dated June 30, 1995 regarding revision to University conflict of interest policy to bring it in conformity with federal guidelines issued by the National Science Foundation and the Public Health Service.

Appendices

There are no appendices relevant to this policy.

 <p>Category: Academic Affairs Community Colleges Legal and Compliance Research</p> <p>Responsible Office: <u>Academic Affairs</u></p>	<p>Policy Title: START-UP NY Program Participation Policy</p> <p>Document Number: 6800</p> <p>Effective Date: February 10, 2014</p> <p>This policy item applies to: Community Colleges State-Operated Campuses</p>
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Table of Contents.

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Summary

START-UP NY is a state economic development program that positions SUNY campuses as magnets for entrepreneurs and businesses from around the globe. START-UP NY aligns with SUNY's mission of teaching, research and public service; enabling engagement with industry, knowledge acceleration, translation of research into practical applications, and delivering the 21st century workforce businesses need to grow and thrive. START-UP NY will transform university communities to deliver unprecedented economic benefits to New York. To participate in the program, all campuses must comply with this policy and any applicable rules and regulations issued by the NYS Commissioner of Economic Development.

This policy governs the review process that all participating campuses must follow to secure SUNY's approval and/or review of the plans, applications, and other documents required by the NYS Commissioner of Economic Development to participate in the START-UP NY program. It also prescribes special requirements for the disclosure and management of actual or potential conflicts of interest in matters pertaining to the campus' START-UP NY program. Any conflict between this policy and any other applicable Conflict of Interest policy shall be resolved in favor of disclosure of any potential, actual, or perceived conflict of interest relating to the campus' START-UP NY program to the President or Chief Executive Officer of the sponsoring campus.

Policy

A. Campus Plans for Designation of Tax-Free Area(s): Any campus intending to submit a Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan") to the NYS Commissioner of Economic Development must first have it reviewed and approved by the Chancellor or designee. The Chancellor or designee shall approve or reject all Campus Plans within fifteen (15) business days of receipt. Any rejected Campus Plan shall be accompanied by an explanation of the basis for rejection. Once approved by the Chancellor or designee a campus may submit its Campus Plan to the NYS Commissioner of Economic Development in accordance with the Commissioner's rules and regulations. Any Campus Plan that is rejected can be resubmitted for Chancellor

or designee approval and will be reviewed in accordance with this policy and related procedures. Any amendments to approved Campus Plans must be submitted for Chancellor or designee approval and will be reviewed in accordance with this policy and related procedures.

- B. Sponsoring University or College Applications for Business Participation:** After a campus is notified by the Commissioner of Economic Development that its Campus Plan or any amendment(s) to an approved Campus Plan has been approved, it may submit a Sponsoring University or College Application for Business Participation ("Sponsor Application") to the NYS Commissioner of Economic Development and to the Chancellor or designee for concurrent review and approval. Only Commissioner of Economic Development approval is required.
- C. Delegations:** The Chancellor or designee may charge a group of individuals, collectively called the SUNY START-UP NY Proposal Review Team, to evaluate all submitted Campus Plans and Sponsor Applications prior to accepting or rejecting them.
- D. Conflicts of Interest:** Service as an Official shall not be used as a means for private benefit or inurement for any Official, a Relative thereof, or any entity in which the Official or Relative thereof has a Business Interest. A conflict of interest exists whenever an Official has a Business Interest or other interest or activity outside of the university that has the possibility, whether potential, actual, or perceived, of (a) compromising the Official's judgment, (b) influencing the Official's decision or behavior with respect to the START-UP NY Program, or (c) resulting in personal or a Relative's gain or advancement. Any Official who is an owner or employee of an entity that is the subject of any matter pertaining to the university's START-UP NY Program, or who has a Business Interest in any entity that is the subject of any matter pertaining to the university's START-UP NY Program, or whose Relative has such a Business Interest, shall not vote on or otherwise participate in the administration by the university of any START-UP NY matter involving such entity. Any Official or other campus representative who becomes aware of a potential, actual or apparent conflict of interest, either their own or that of another Official, related to a sponsoring university or college's START-UP NY program must disclose that interest to the President or Chief Executive Officer of the sponsoring college or university. Each such President or Chief Executive Officer shall maintain a written record of all disclosures of actual or potential conflicts of interest made pursuant to this policy, and shall report such disclosures on a calendar year basis, by January 31st of each year, to the University Auditor or to the Chancellor's designee, in which case the University Auditor shall be copied on the correspondence to such designee. SUNY shall then forward such reports to the Commissioner of Economic Development for the State of New York, who shall make public such reports.
- E. Exceptions:** There are no exceptions to this policy.

Definitions

Business Interest means that an individual (1) owns or controls 10% or more of the stock of an entity (or 1% in the case of an entity the stock of which is regularly traded on an established securities exchange); or (2) serves as an officer, director or partner of an entity.

Official means an employee at the level of dean and above as well as any other person with decision-making authority over a campus' START-UP NY Program, including any member of any panel or committee that recommends businesses for acceptance into the START-UP NY program.

Relative means any person living in the same household as another individual and any person who is a direct descendant of that individual's grandparents or the spouse of such descendant.

Sponsoring College or University means any entity defined or described in NYS Education Law Sec. 352 and Article 126.

START-UP NY Program means the SUNY Tax-free Areas to Revitalize and Transform Upstate New York Program established by Article 21 of the Economic Development Law.

Tax-Free NY Area means vacant land or space designated by the Commissioner of Economic Development Article 21 of the Economic Development Law that is eligible to receive benefits under the START-UP NY program.

Other Related Information

6800 - START-UP NY Program Participation Policy

Start-Up NY Regulations: available at the Start-Up NY Website.

At least thirty days before submitting the Campus Plan to the Commissioner of Economic Development the campus must provide a copy of the Plan to the chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic development entities, the applicable university or college faculty senate, union representatives and the campus student government. The campus shall include in their submission to the Commissioner of Economic Development certification of such notification, as well as a copy of any written response from chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic development entities, the applicable campus or college faculty senate, union representatives and the campus student government.

StartUp-NY.gov website and program information.

Procedures

START-UP NY Program Participation, Procedures for

Forms

SUNY START-UP NY Campus Plan for Designation of Tax-Free Area(s) Memorandum

SUNY START-UP NY Campus Plan for Designation of Tax-Free Area(s) Template

ESD START-UP NY Sponsoring University or College Application for Business Participation

ESD START-UP NY Business Application Instructions

ESD START-UP Business Application

Authority

State University of New York Board of Trustees Resolution 14-(), START-UP New York Program Administration, adopted January 14, 2014

Law, New York Economic Development Law Article 21 (Start-Up NY Program)

Start-Up NY Regulations

History

Enacted into law in June 2013, START-UP NY is a groundbreaking new initiative from Governor Andrew M. Cuomo that provides major incentives for businesses to relocate, start up or significantly expand in New York State through affiliations with public and private universities, colleges and community colleges. Businesses will have the opportunity to operate state and local tax-free on or near academic campuses, and their employees will pay no state or local personal income taxes.

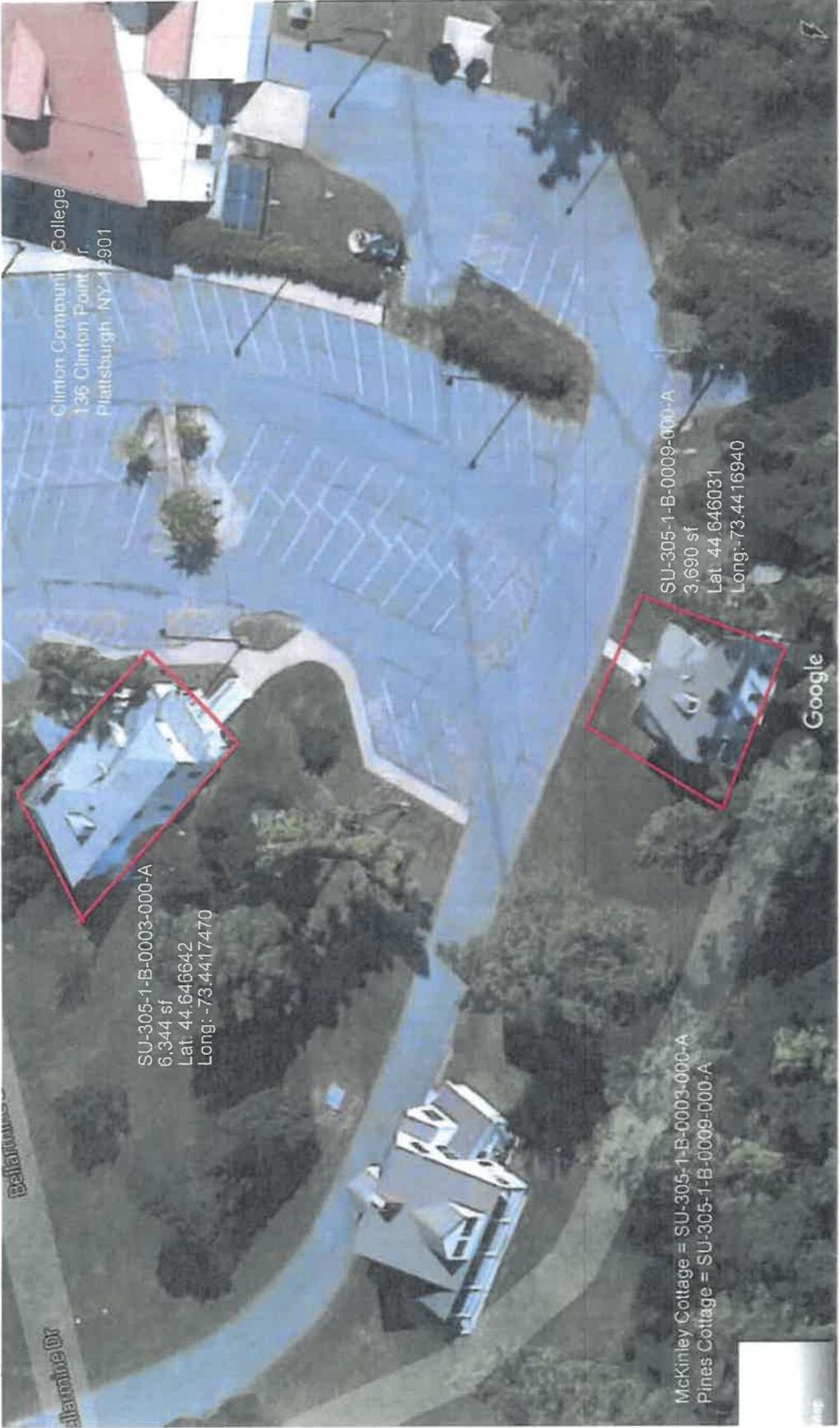
Appendices

There are no appendices relevant to this policy.



Clinton Community College
136 Clinton Point Dr.
Plattsburgh, NY 12901

Clinton Community College



Clinton Community College
136 Clinton Point
Plattsburgh, NY 12901

SU-305-1-B-0003-000-A
6,344 sf
Lat: 44.646642
Long: -73.4417470

SU-305-1-B-0009-000-A
3,690 sf
Lat: 44.646031
Long: -73.4416940

Mekinley Cottage = SU-305-1-B-0003-000-A
Pines Cottage = SU-305-1-B-0009-000-A

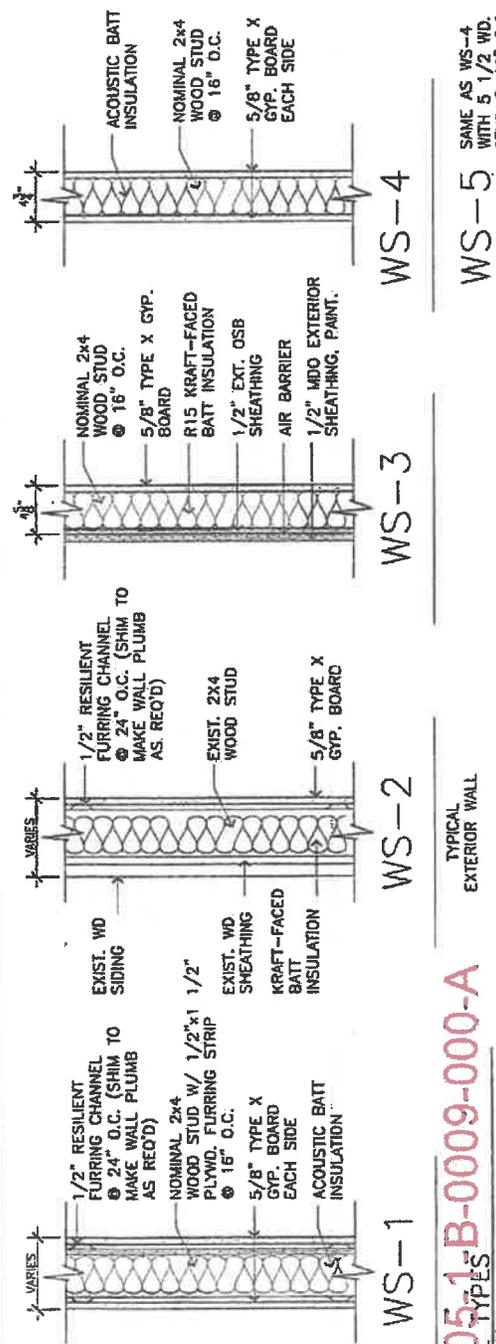
Google

LEGEND:

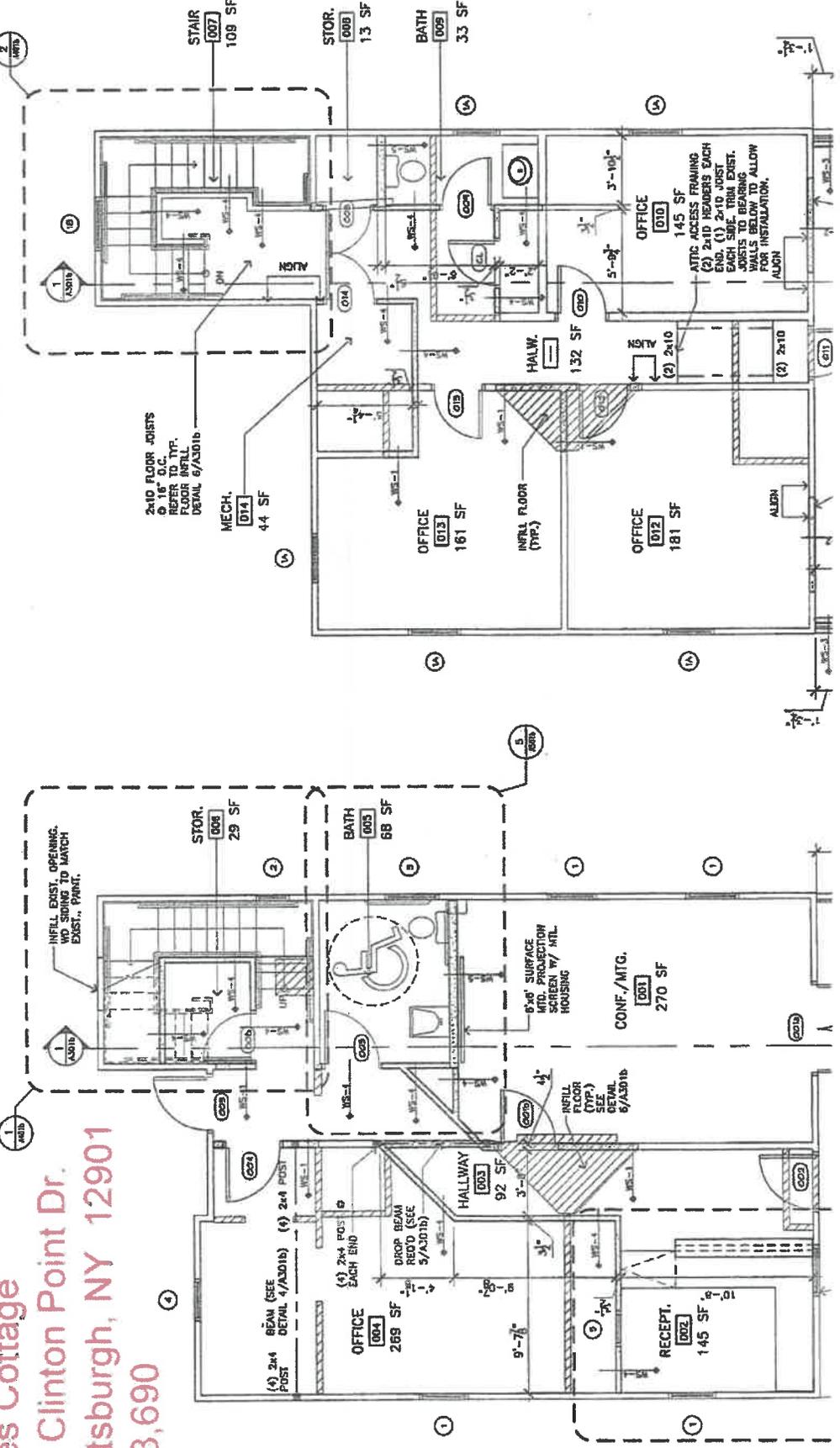
- WALL INFILL (SEE DETAIL 3/A301b)
- FLOOR INFILL (SEE DETAIL 6/A301b)

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF STUD FIELD.
- PROVIDE NEW STUDS, W.D., SHEATHING DAMAGED WALL DEMOLITION WHERE REQ.
- NOTE ALL WALLS SHOWN AS EXIST. A WALLS ON THE INTERIOR, PROVIDE 5/8" 1/2" RESILIENT FURRING CHANNELS @ 24" O.C. WALLS SHALL RECEIVE R15 KRAFT FACE RECEIVE SOUND BATTS SIMILAR TO WALL

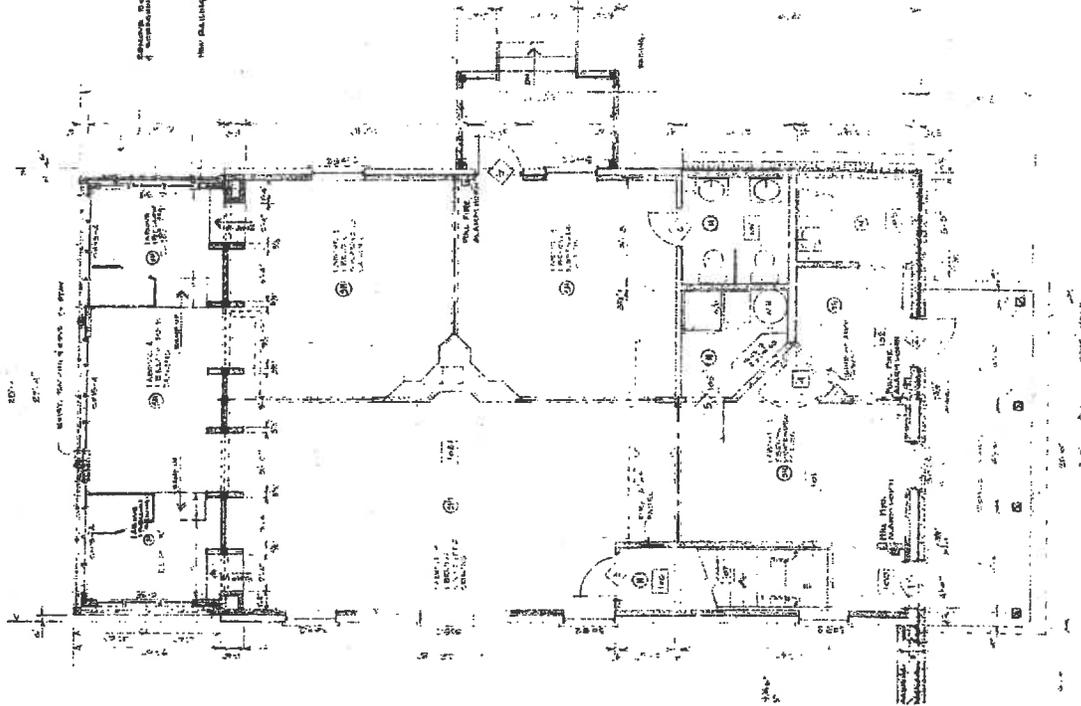


SU 305-1-B-0009-000-A
 WALL TYPES
 SCALE: 1/8"=1'-0"
Pines Cottage
 136 Clinton Point Dr.
 Plattsburgh, NY 12901
 SF 3,690

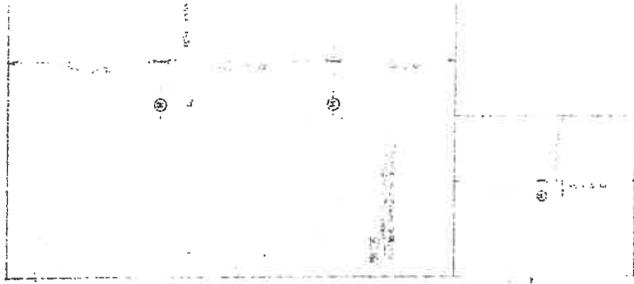


McKinley Cottage, Clinton Community College, 136 Clinton Point Dr., Plattsburgh NY

SU-305-1-B-0003-000-A



1ST FLOOR PLAN



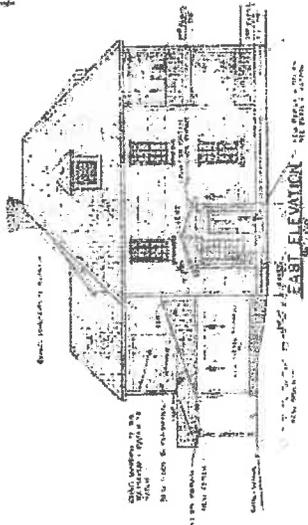
NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE AND THE NATIONAL GAS CODE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ARCHITECTURAL STANDARDS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CONSTRUCTION SPECIFICATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING DEPARTMENT REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING DEPARTMENT REGULATIONS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING DEPARTMENT REGULATIONS.

2ND FLOOR PLAN

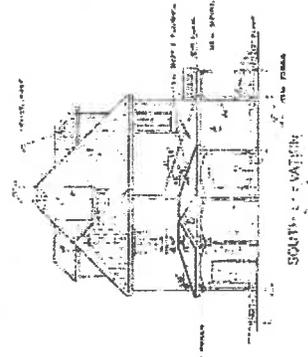
REVISIONS	DATE	BY	CHKD BY

PROJECT NO. 305-1-B-0003-000-A
 DRAWING NO. 100
 DATE: 10/1/83
 SCALE: AS SHOWN
 PROJECT: CLINTON COMMUNITY COLLEGE
 ARCHITECT: MCKENNA ASSOCIATES
 PLATTSBURGH, NEW YORK

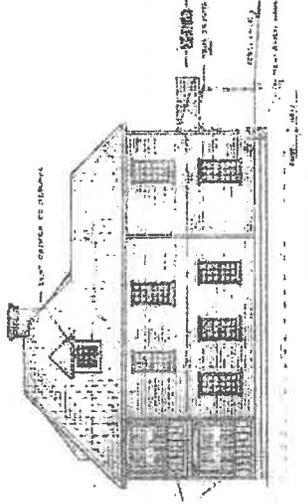
SU-305-1-B-0003-000-A
 McKinley Cottage
 SF 6,344



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

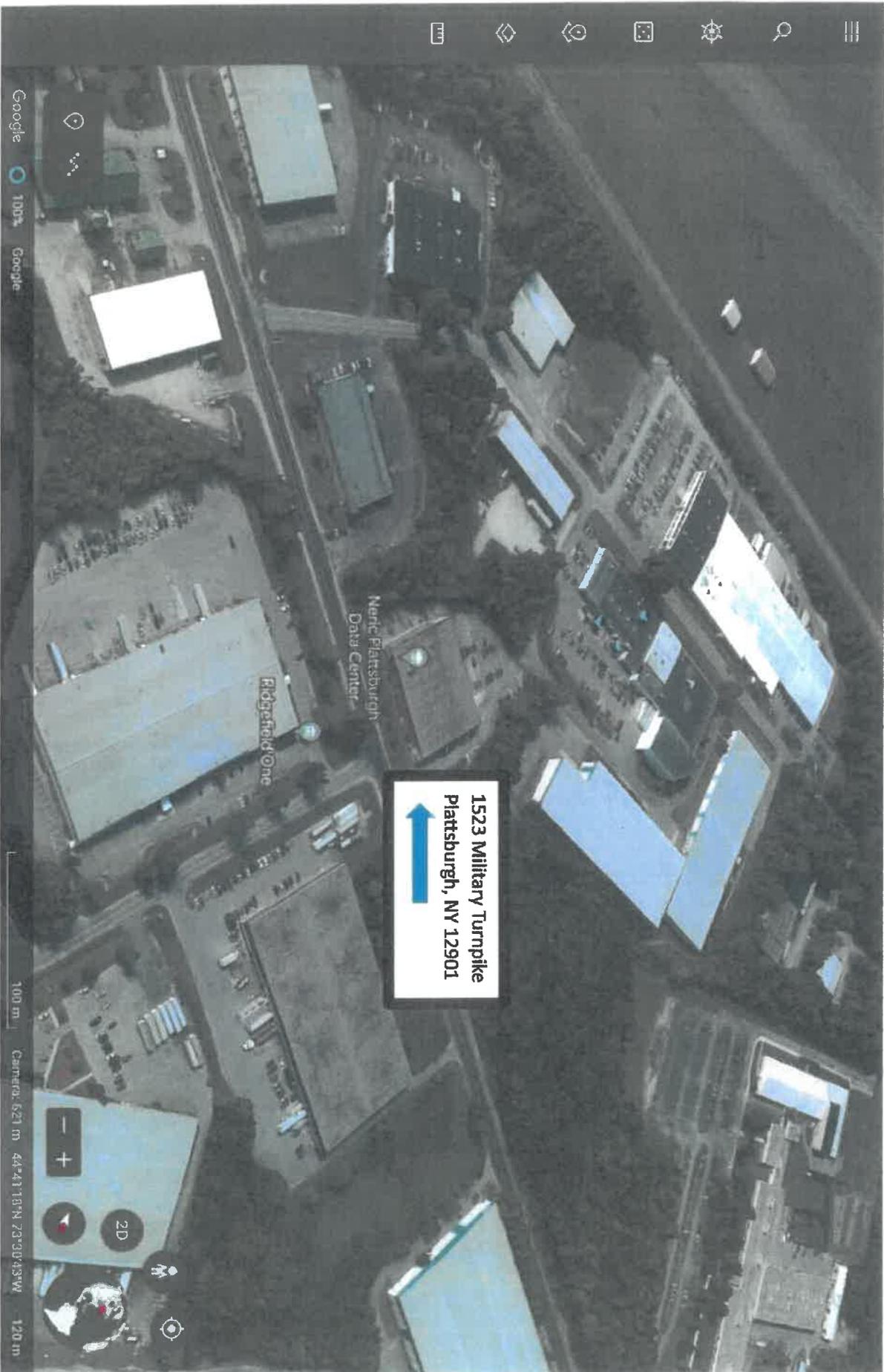
REVISIONS	DATE	BY	DATE	BY	DATE	BY

DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: []
 SHEET NO.: [] OF []
 PROJECT NO.: []
 CLIENT: []
 ARCHITECT: []
 ADDRESS: []
 CITY: []
 STATE: []
 ZIP: []



HARENNA ASSOCIATES
 PLANNERS ARCHITECTS
 11111 10th Avenue, N.E.
 Seattle, WA 98125

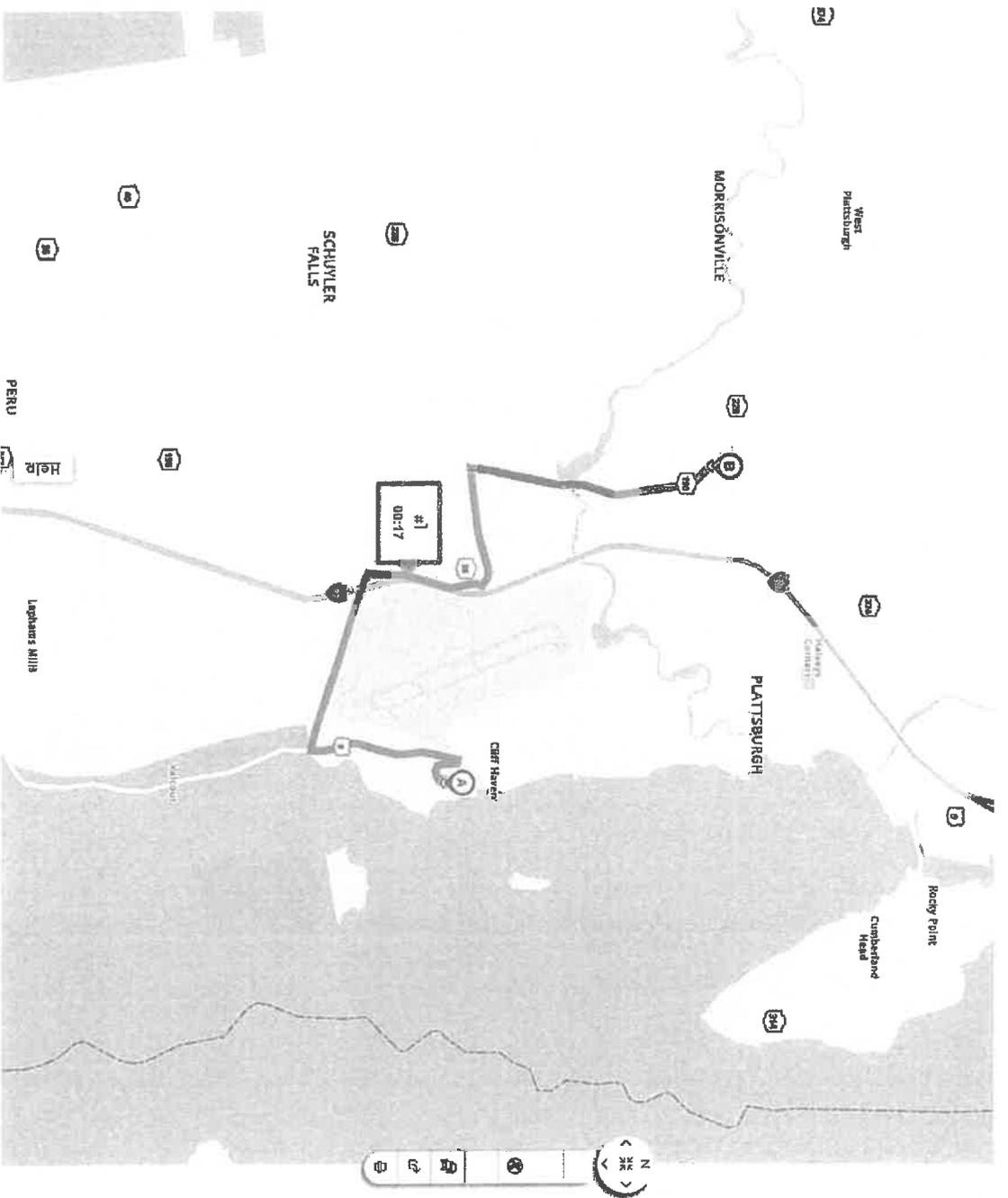
Distance Map: 9.8 miles
1523 Military Turnpike, Plattsburgh, NY 12901 = Prelico US Corp Industrial Building
SU-305-2B-0000-000-A



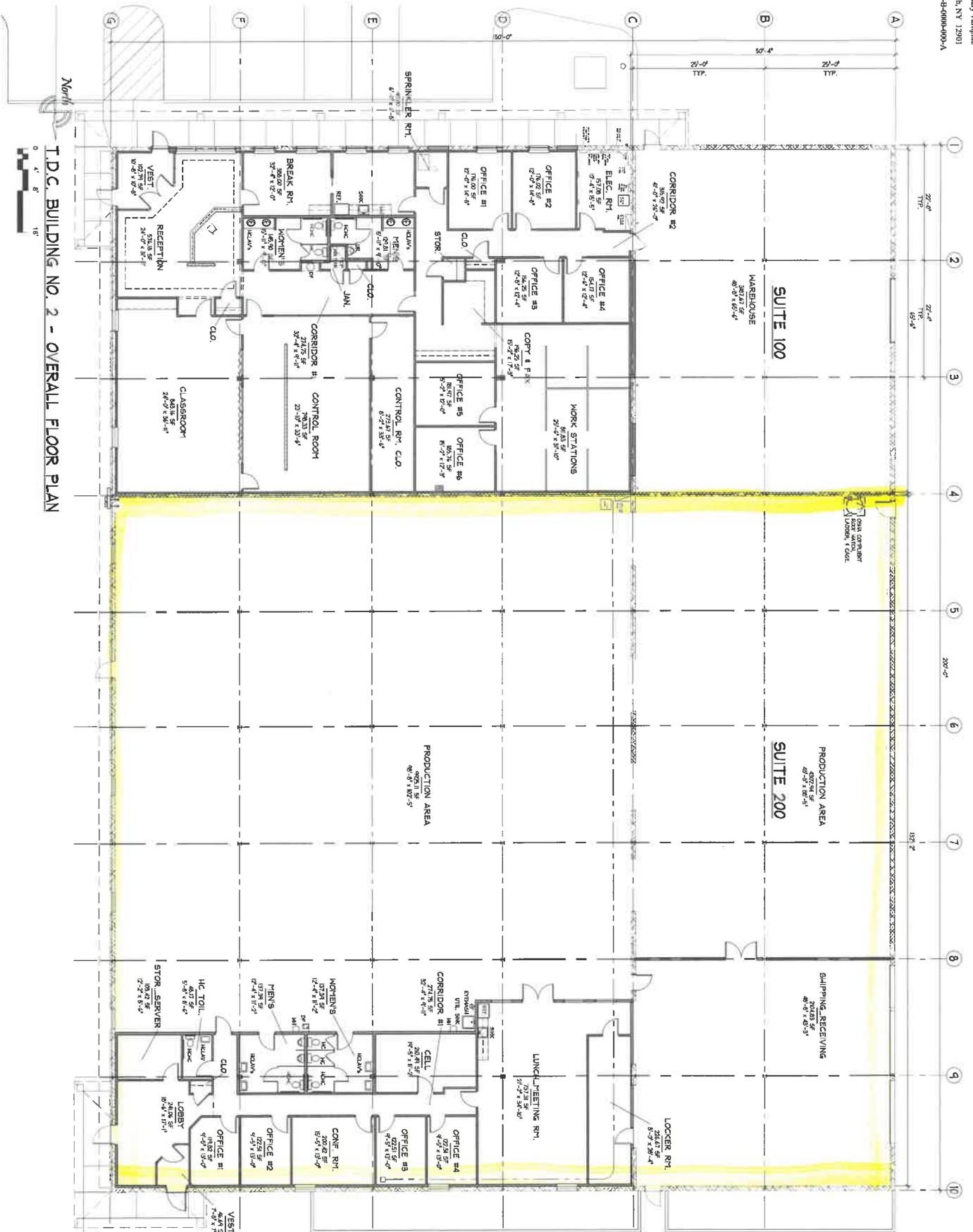
kevin in office.jpg

Redden.png

Show all



A> Clinton Community College, 136 Clinton Point Drive, Plattsburgh, NY 12901
B. 1523 Military Turnpike, Plattsburgh, NY 12901 (requested addition to tax-free zone)



T.D.C. BUILDING NO. 2 - OVERALL FLOOR PLAN



Location	UniqueID	Owner	PropertyType	StreetAddress	City	ZipCode	ParcelID	Building	SpaceType	Sqft	Acres	Description	onCampus	Within1MileOfCampus	Latitude	Longitude	Notes
Town of Pitsburgh	SU-305-2-B-000-000-F	The Development Corp.	2	1523 Military Turnpike	Pitsburgh	12901		N/A	G	20,000	NA	portion of private building	No		-73.5151850	-44.6949560	
Town of Pitsburgh	SU-305-1-B-000-000-A	Clinton Community College	1	136 Clinton Point Dr.	Pitsburgh	12901	094200 233 20-5-3	McKinley Cottage	A	6,344	NA	General Office Space	Yes		44.6466420	-73.4417470	
Town of Pitsburgh	SU-305-1-B-0009-000-A	Clinton Community College	1	136 Clinton Point Dr.	Pitsburgh	12901	094200 233 20-5-3	Pinet Cottage	A	3,990	NA	General Office Space	Yes		44.6466310	-73.4418940	

- 1 - on campus
- 2 - 1 mile off campus
- 3 - State Asset

- ** Adventure building
- Bldg within building
- Carson within building
- Dedid on campus
- Ed land off campus
- Fertile building off campus
- General building off campus
- Hestale asset

Delimited Land or Building Unique ID Standard

- U - #H# - # - X - YYYY - ZZ - A
- U - is SU for SUNY, CU for CUNY and PV for Privates
- #H# is the State University Construction fund's 3-digit code for the sponsoring campus. See the campus key on page 2.
- # - is a 1 for on campus and 2 for off-campus
- X - B, L, B or C for Land, Building or Combination
- YYYY is the P3 building number or for land a campus assigned number
- ZZ is an additional number, generally 000 but where there are several units within a single building each would get a unique identifier.
- A - indicates A - if the property/space is currently available for a new business, U - is unavailable for any reason other than 3), or I - is currently in use by a Startup NY approved business